UNIVERSITY VILLAGE

COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING AGENDA

May 9, 2019

University Village Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-free: (877) 276-0889

May 2, 2019

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
University Village Community Development District

Dear Board Members:

A Regular Meeting of the University Village Community Development District's Board of Supervisors will be held on May 9, 2019 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Administration of Oath of Office to Newly Elected Supervisors, Jeffery Staner [Seat 1], Tim Byal [Seat 2] and Mark Geschwendt [Seat 3] *(the following to be provided in a separate package)*
   A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
   B. Membership, Obligations and Responsibilities
   C. Financial Disclosure Forms
      i. Form 1: Statement of Financial Interests
      ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
      iii. Form 1F: Final Statement of Financial Interests
   D. Form 8B – Memorandum of Voting Conflict

4. Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant To Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

5. Acceptance of Resignation of Supervisor Michael Elgin, Seat 4; *term expires November, 2020*

6. Consider Appointment to Vacant Seat 4
   - Administration of Oath of Office to Newly Appointed Supervisor

7. Consideration of Resolution 2019-02**,** Electing the Officers of the District; Providing For Conflict; and Providing an Effective Date

8. Consideration of Resolution 2019-03, Approving Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

9. Ratification of Special Warranty Deed, Tract OS1 and Tract OS2

10. Consider Acceptance of Request to Transfer Environmental Resource Permit for Preserves

11. Acceptance of Unaudited Financial Statements as of March 31, 2019

12. Approval of Minutes
    - A. August 9, 2018 Public Hearing and Regular Meeting
    - B. November 8, 2018 Landowners' Meeting

13. Other Business

14. Staff Reports
    - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
    - B. District Engineer: *Hole Montes*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
        - i. 0 Registered Voters in District as of April 15, 2019
        - ii. NEXT MEETING DATE: August 8, 2019 at 11:30 A.M.

15. Supervisors' Requests

16. Public Comments

17. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,

Chesley "Chuck" E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 8, 2018 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Jeffery Staner	1	294
Tim Byal	2	295
Mark Geschwendt	3	295

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Jeffery Staner	Two (2) Year	November 2020
Tim Byal	Four (4) Year	November 2022
Mark Geschwendt	Four (4) Year	November 2022

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the University Village Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 9th day of May, 2019.

ATTEST:	**UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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LETTER OF RESIGNATION

To: Board of Supervisors,
Miromar Lakes South Community Development District

I, Michael Elgin, hereby resign as a Supervisor of Miromar Lakes South Community Development District effective immediately.

MICHAEL B. ELGIN

Print Name: Michael Elgin

Date: 10/22/2018

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-02

A RESOLUTION ELECTING THE OFFICERS OF UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the University Village Community Development District held their Landowners' Election for Seats 1, 2 and 3 on November 8, 2018; and

WHEREAS, the Board of Supervisors of University Village Community Development District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

_____ is appointed Chair

_____ is appointed Vice Chair

Chuck Adams is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

3. This Resolution shall take effect on May 9, 2019, upon which time the above named individuals assume their respective offices.

PASSED AND ADOPTED this 9th day of May, 2019.

ATTEST:	**UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the University Village Community Development District (**"District"**) prior to June 15, 2019, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The operating and debt service budgets prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	**August 8, 2019**
HOUR:	**11:30 A.M.**
LOCATION:	**Miromar Development Corporation** **10801 Corkscrew Road, Suite 305** **Estero, Florida 33928**

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020
PROPOSED BUDGET
UPDATED MAY 1, 2019

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 03/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2020
REVENUES					
Off-roll assessment	$177,091	$ 88,545	$ 88,546	$ 177,091	$ 133,346
Interest	-	4	-	4	-
Total revenues	177,091	88,549	88,546	177,095	133,346
EXPENDITURES					
Professional & administrative fees					
Supervisors	4,306	-	4,306	4,306	4,306
Management/accounting/recording	35,000	17,500	17,500	35,000	35,000
Legal	5,000	2,452	2,548	5,000	5,000
Engineering	5,000	1,600	1,500	3,100	5,000
Audit	5,000	-	5,000	5,000	5,000
Assessment roll preparation	2,500	2,500	-	2,500	2,500
Arbitrage rebate calculation	500	-	500	500	500
*Trustee fees	-	3,709	-	3,709	-
Postage	100	7	93	100	100
Legal advertising	1,000	1,042	1,500	2,542	1,000
Annual district filing fee	175	175	-	175	175
Insurance	7,500	4,400	1,500	5,900	6,000
Contingencies	360	190	170	360	360
Website hosting and maintenance	650	-	650	650	705
Website ADA compliance	-	139	-	139	200
Total professional	67,091	33,714	35,267	68,981	65,846
Field operations					
Stormwater					
Maintenance, monitoring & reporting	63,000	17,340	14,000	31,340	39,000
Stormwater - other	-	9,050	-	9,050	-
Landscape					
Maintenance & sprinkler management	9,400	2,983	6,000	8,983	13,000
Miscellaneous	5,000	-	1,500	1,500	2,500
Irrigation					
Preventative maintenance & repair	5,100	270	3,000	3,270	2,000
Electricity	7,500	1,699	1,800	3,499	4,000
Streetlighting					
Preventative maintenance & repair	5,000	-	1,000	1,000	2,000
Electricity	5,000	-	-	-	-
Contingencies	10,000	18,725	-	18,725	5,000
Total field operations	110,000	50,067	27,300	77,367	67,500
Total expenditures	177,091	83,781	62,567	146,348	133,346
Excess/(deficiency) of revenues over/(under) expenditures	-	4,768	25,979	30,747	-
Fund balance - beginning (unaudited)	-	(9,340)	(4,572)	(9,340)	21,407
Fund balance - ending (projected)	$ -	$ (4,572)	$ 21,407	$ 21,407	$ 21,407

	Per Unit Assessment			
	# Units	FY 2018	FY 2019	Revenue
	87.94	-	$ 1,516.33	$ 133,346

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional Services	
Supervisors	$ 4,306
Statutorily set at $200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	35,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The $35.000 annual fee is inclusive of district management, general fund accounting and recording services.	
Legal	5,000
As a local government attorney, Coleman, Yovanovich and Koester, PA provides on-going representation specializing in legal issues concerning public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances, contracts, infrastructure and community development.	
Engineering	5,000
Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books,	
Assessment roll preparation	2,500
The District has a contract with AJC and Associates to prepare the annual assessment	
Arbitrage rebate calculation	500
To ensure the District's compliance with all Tax Regulations, annual computations are	
Postage	100
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,000
These expenditures relate to advertisements for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	6,000
The District carries public officials and general liability insurance . The limit of liability is set at $1,000,000 per occurrence.	
Contingencies	360
Bank charges and other miscellaneous expenses incurred during the year.	
Website hosting and maintenance	705
Cost to maintain required website and URL.	
Website ADA compliance	200
Total professional services	65,846

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Field operations

Stormwater

Maintenance, monitoring & reporting — 39,000

The District utilizes the services of licensed and qualified contractor(s) to manage it's 8 acres of storm water ponds, 180 acres of preserves and associated interconnecting pipes and control structures and perform the monitoring and reporting requirements related to the success of the preserve area maintenance and replanting.

Maintenance	29,000
Monitoring and reporting	10,000
Total	39,000

Landscape

Maintenance & sprinkler management — 13,000

The District utilizes the services of licensed and qualified contractor(s) to maintain it's landscaping within the Village South Boulevard right of way and around the stormwater ponds that are note adjacent to residential or commercial properties.

Miscellaneous — 2,500

Intended to cover plant replacements and sprinkler system repairs.

Irrigation

Preventative maintenance & repair — 2,000

The District utilizes the services of two qualified and licensed contractors for the maintenance and repairs of its two irrigation pump stations and in-take piping.

Preventative Maintenance	1,100
Repairs	900
	2,000

Electricity — 4,000

Intended to cover the cost of electricity for irrigation pump station.

Streetlighting

Preventative maintenance & repair — 2,000

The District utilizes the services of a licensed and qualified electrician to maintain its street lighting system within the Village South Boulevard right of way, which consists of 60 double head street lighting poles utilizing LED technology.

Electricity — -

Covers the costs of electricity for the District's street lighting system.

Contingencies	5,000
Total field operations	67,500
Total expenditures	$ 133,346

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 03/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2020
REVENUE					
Special assessment: off-roll	$ 690,000	$ 145,000	$ 545,000	$ 690,000	$ 693,400
Interest	-	305	-	305	-
Total revenue	690,000	145,305	545,000	690,305	693,400
EXPENDITURES					
Principal	400,000	-	400,000	400,000	415,000
Interest	290,000	145,000	145,000	290,000	278,400
Total expenditures	690,000	145,000	545,000	690,000	693,400
Net increase/(decrease) in fund balance	-	305	-	305	-
Beginning fund balance (unaudited)	153,250	112,916	-	112,916	113,221
Ending fund balance (projected)	$153,250	$ 113,221	$ -	$ 113,221	113,221

Use of fund balance:	
Debt service reserve account balance (required)	(100,000)
Principal and Interest expense - November 1, 2020	(133,183)
Projected fund balance surplus/(deficit) as of September 30, 2020	$ (119,962)

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Balance
11/01/19		2.90%	139,200.00	139,200.00	9,600,000
05/01/20	415,000	2.90%	139,200.00	554,200.00	9,185,000
11/01/20		2.90%	133,182.50	133,182.50	9,185,000
05/01/21	424,900	2.90%	133,182.50	558,082.50	8,760,100
11/01/21		2.90%	127,021.45	127,021.45	8,760,100
05/01/22	8,760,100	2.90%	127,021.45	8,887,121.45	-
Total	**9,600,000**		**798,807.90**	**10,398,807.90**	

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Ste 305
Estero, FL 33928
239-390-5100

Parcel ID No.: 23-46-25-L3-10OS1.0000
13-46-25-L3-10OS2.0000
Consideration: $10.00

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of August 2018, by **MIROMAR LAKES, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 ("Grantor"), to **MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, FL 33431("Grantee").

The Grantor, in consideration for the amount of TEN and No/100 ($10.00) DOLLARS, and good and valuable consideration set forth in this Special Warranty Deed, the receipt of which is acknowledged, grants, bargains, sells, and conveys unto the Grantee and its successors and assigns forever, all of that certain parcel of land situated in the County Lee, State of Florida, more particularly described as follows:

Tract OS1 and Tract OS2, identified on the University Village Plat recorded at Instrument Number 2017000253716, Public Records of Lee County, Florida.

PROPERTY TAKEN SUBJECT TO:

Taxes and assessments for the current and subsequent years.

Applicable comprehensive plans, or elements or portions of them, land development regulations including zoning and subdivision ordinances, development orders, development permits, and other regulations and conditions of all governmental agencies concerning the Property.

Matters appearing in the area identified as Tract OS1 and Tract OS2 on the University Village Plat.

Public utility easements of record and other easements of record which are located contiguous to the Property.

Declaration of Covenants, Conditions and Restrictions for University Village Property Owners' Association, Inc. recorded at instrument number 2017000253731, all of the Public Records of Lee County, Florida.

FURTHER SUBJECT TO the covenants, easements, restrictions and other matters of public record.

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in anywise appertaining to it.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor covenants to the Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the premises, that it has good right and lawful authority to sell and convey it;

and the Grantor fully warrants the title to the land, and will defend it against lawful claims of all persons whomsoever claiming by, through or under the Grantor but against no others.

The Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

Hermine Meeks
Signature of witness

Hermine Meeks
Printed name of witness

Debra Crone
Signature of witness

Debra Crone
Printed name of witness

MIROMAR LAKES, LLC, a Florida limited liability company

By: Miromar Development Corporation, a Florida corporation
Its: Sole Member

By: _____
Robert B. Roop, Executive Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30th day of August, 2018, by **ROBERT B. ROOP**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the Sole Member of **MIROMAR LAKES, LLC,** a Florida limited liability company, on behalf of the company. He is personally known to me.

KARA M. WICHLINSKI
MY COMMISSION # FF 221001
EXPIRES: April 15, 2019
Bonded Thru Notary Public Underwriters

(Seal)

Notary Public, State of Florida
Print Name: Kara M. Wichlinski
Expiration Date: 4-15-19

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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Request to Transfer
Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: Application No(s).: Acres to be Transferred:

Permitted Project:

Proposed Project Name (if different):

Phase of Project (if applicable):

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

_____ _____

Signature of Proposed Permittee Date:

_____

Name and Title

Enclosures:

☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records

☐ Copy of current plat(s) (if any), as recorded in the Public Records

☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)

☐ Other

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2019

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2019

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	$ 8,186	$ -	$ 8,186
Due from Developer	10,166	-	10,166
Accounts receivable	112	-	112
Utility deposit	392	-	392
Investments			
Revenue 2017	-	12,746	12,746
Reserve 2017	-	100,475	100,475
Total assets	$ 18,856	$ 113,221	$ 132,077
LIABILITIES			
Liabilities			
Accounts payable	$ 1,025	$ -	$ 1,025
Developer advance	12,237	-	12,237
Total liabilities	13,262	-	13,262
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	10,166	-	10,166
Total deferred inflows of resources	10,166	-	10,166
Unassigned	(4,572)	113,221	108,649
Total fund balances	(4,572)	113,221	108,649
Total liabilities and fund balances	$ 18,856	$ 113,221	$ 132,077

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	$ -	$ 88,545	$ 177,091	50%
Interest and miscellaneous	1	4	-	N/A
Total revenues	1	88,549	177,091	50%
EXPENDITURES				
Professional				
Supervisor's fees	-	-	4,306	0%
Management	2,917	17,500	35,000	50%
Audit fees	-	-	5,000	0%
Trustee fees	-	3,709	-	N/A
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation*	-	2,500	2,500	100%
Legal	325	2,452	5,000	49%
Engineering	160	1,600	5,000	32%
Postage	-	7	100	7%
Insurance	-	4,400	7,500	59%
Legal advertising	-	1,042	1,000	104%
Contingencies	42	190	360	53%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	139	-	N/A
Website	-	-	650	0%
Total professional	3,444	33,714	67,091	50%
Field operations				
Stormwater				N/A
Maintenance, monitoring & reporting	285	17,340	63,000	28%
Stormwater - other	6,090	9,050	-	N/A
Landscape				N/A
Maintenance & sprinkler management	1,025	2,983	9,400	32%
Miscellaneous	-	-	5,000	0%
Irrigation				N/A
Preventative maintenance & repair	-	270	5,100	5%
Electricity	404	1,699	7,500	23%
Streetlighting				N/A
Preventative maintenance & repair	-	-	5,000	0%
Electricity	-	-	5,000	0%
Contingencies	-	18,725	10,000	187%
Total field operations	7,804	50,067	110,000	46%
Total expenditures	11,248	83,781	177,091	47%
Excess/(deficiency) of revenues over/(under) expenditures	(11,247)	4,768	-	
Fund balances - beginning	6,675	(9,340)	-	

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2019

	Current Month	Year to Date	Budget	% of Budget
Fund balances - ending	$ (4,572)	$ (4,572)	$ -	

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2019

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	$ -	$ 145,000	$ 690,000	21%
Interest	47	305	-	N/A
Total revenues	47	145,305	690,000	21%
EXPENDITURES				
Debt service				
Principal	-	-	400,000	0%
Interest	-	145,000	290,000	50%
Total debt service	-	145,000	690,000	21%
Total expenditures	-	145,000	690,000	21%
Excess/(deficiency) of revenues over/(under) expenditures	47	305	-	
Fund balances - beginning	113,174	112,916	153,250	
Fund balances - ending	$ 113,221	$ 113,221	$ 153,250	

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

12A

DRAFT

MINUTES OF MEETING
MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Miromar Lakes South Community Development District held a Public Hearing and Regular Meeting of on Thursday, August 9, 2018 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 34928.

Present and constituting a quorum were:

Michael Elgin	Vice Chair
Jeffrey Staner	Assistant Secretary
Rich Pomeroy	Assistant Secretary
Mark Geschwendt	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Tammy Campbell (via telephone)	McDirmit, Davis & Company, LLC

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

Mr. Adams called the meeting to order at 11:30 a.m. Supervisors Elgin, Pomeroy and Geschwendt were present, in person. Supervisor Staner was not present at roll call. Supervisor Byal was not present.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2017, Prepared by McDirmit, Davis & Company, LLC**

Ms. Tammy Campbell, of McDirmit, Davis & Company, LLC (MDC), presented the Fiscal Year 2017 Audit and reviewed the information therein. The District received an unmodified opinion, which is the best type of opinion that the District can receive. In Fiscal Year 2017, Assets and liabilities increased greatly over Fiscal Year 2016, due to the special assessment note

that was issued during Fiscal Year 2017. There were no findings, current year comments or instances of noncompliance.

A Board Member referred to Note 4, on Page 22, which reflected that, during Fiscal Year 2017, only $335,000 was drawn on the $10 million special assessment note, and asked when the balance of the $10 million was drawn on. Mr. Adams stated that the remainder was drawn on after September 30, 2017, which was after Fiscal Year 2017.

Going forward, the following change should be made:

Page 13, Note 1, Second Paragraph, Lines 2 and 3: Change "qualified electors that reside within the District" to "the Landowner"

A Board Member asked if Developer payments towards expenses were reimbursable. Mr. Adams replied no, as those are Developer contributions.

Mr. Pomeroy stated that Note 4, on Page 21, reflected a fixed interest rate of 3.48% but his records reflected 2.9%. Also, Note 4, on Page 22, reflected a principal amount payment of $225,000 due for Fiscal Year 2018; however, his records reflected that amount not being due until May 1, 2019. Ms. Campbell would look into these matters.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017**

Mr. Adams presented Resolution 2018-05.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017, subject to potential edits, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2018/2019 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2018-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019

Mr. Adams presented Resolution 2018-06. He reviewed the Fiscal Year 2019 budget, noting line item increases and decreases and the breakdown of the "Field Operations" expenses, by category, as opposed to a lump sum amount. This year, assessments would be split over the number of units, with a per unit assessment of $2,013.77. The assessment Resolution calls for direct billing of the operation and maintenance (O&M) assessments, based on the schedule set forth. Discussion ensued regarding transitioning contracts to the District, the District's new maintenance responsibilities upon transfer of items, conservation areas, etc.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Geschwendt and seconded by Mr. Elgin, with all in favor, Resolution 2018-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2018-07, Making a Determination of Benefit and Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2018-07. Regarding the payment due dates, Mr. Adams stated that the due dates are consistent with the schedule used for on-roll assessments.

On MOTION by Mr. Geschwendt and seconded by Mr. Elgin, with all in favor, Resolution 2018-07, Making a Determination of Benefit and Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing for a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2018-08, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019**

Mr. Adams presented Resolution 2018-08.

On MOTION by Mr. Elgin and seconded by Mr. Geschwendt, with all in favor, Resolution 2018-08, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2018.

NINTH ORDER OF BUSINESS **Approval of May 10, 2018 Regular Meeting Minutes**

Mr. Adams presented the May 10, 2018 Regular Meeting Minutes.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, the May 10, 2018 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

Mr. Urbancic stated that the Boundary Amendment petition should be submitted shortly.

Mr. Urbancic stated that numerous CDDs were sued alleging that their websites were not compliant with the Americans with Disabilities Act (ADA) requirements. Discussion ensued regarding the noncompliance basis for the claims. Mr. Adams stated that, although this District was not sued, Management proactively engaged ADA Site Compliance (ADASC) to assist in

bringing each website into compliance and attach a website compliance seal to the website homepage, which links to the District's ADA website policy and states that steps are underway to bring the website into compliance and provides contact information of who to contact with questions or if assistance is needed. Going forward, all information and documents on the CDD's website will be in an ADA compliant format and the website is being purged of all documents and information not legally required for CDD websites, as well as outdated documents, and, when possible, links would be added to documents that are on State websites.

Regarding the progress of constriction of the District, Mr. Urbancic stated that he is waiting to find out how the legal description should be amended. It was noted that it was completed, in draft form; the filing fees will be due next week. Once submitted, the County could take 30 days to review it and, if no issues, a public hearing would be scheduled to be heard by the County Commission. The petition also includes the name change.

B. District Engineer: *Hole Montes*

There being no report, the next item followed.

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

i. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

This item was discussed during tem 11A.

TWELFTH ORDER OF BUSINESS Supervisors' Requests

There being no Supervisors' requests, the next item followed.

THIRTEENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor, the meeting adjourned at approximately 12:02 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

12B

DRAFT

MINUTES OF MEETING
MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The Miromar Lakes South Community Development District held a Landowners' Meeting on Thursday, November 8, 2018 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present at the meeting were:

Chuck Adams	District Manager
Tim Byal	Proxy Holder

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

Mr. Adams called the meeting to order at 12:49 p.m.

SECOND ORDER OF BUSINESS **Affidavit/Proof of Publication**

The affidavit of publication was provided for informational purposes.

THIRD ORDER OF BUSINESS **Election of Chair to Conduct Landowners' Meeting**

Mr. Byal agreed to Mr. Adams serving as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS **Election of Supervisors [SEATS 1, 2 & 3]**

A. Nominations

Mr. Byal nominated the following:

Seat 1 Jeffery Staner

No other nominations were made.

Seat 2 Tim Byal

No other nominations were made.

Seat 3 Mark Geschwendt

No other nominations were made.

B. Casting of Ballots

i. Determine Number of Voting Units Represented

A total of 295 voting units were represented.

ii. Determine Number of Voting Units Assigned by Proxy

Mr. Byal was Proxy Holder for a total of 295 voting units, as follows:

Dunk Village LLC	27 voting units
Stewart Slough Cattle Company	259 voting units
University Village Shops LLC	9 voting units

Mr. Adams stated that Mr. Byal may cast up to 295 votes per seat.

Mr. Byal cast the following votes:

Seat 1	Jeffery Staner	294 votes
Seat 2	Tim Byal	295 votes
Seat 3	Mark Geschwendt	295 votes

C. Ballot Tabulation and Results

Mr. Adams reported the following ballot tabulation and results and the terms for each seat:

Seat 1	Jeffery Staner	294 votes	Two-year Term
Seat 2	Tim Byal	295 votes	Four-year Term
Seat 3	Mark Geschwendt	295 votes	Four-year Term

FIFTH ORDER OF BUSINESS Landowners' Questions/Comments

There being no Landowners' questions or comments, the next item followed.

SIXTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 12:51 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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69
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71
72
73 _____ _____
74 Secretary/Assistant Secretary Chair/Vice Chair

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts **04/15/2019**

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2019
Babcock Ranch	0
Bayside Improvement	2,737
Bay Creek	741
Beach Road Golf Estates	718
Bonita Landing	125
Brooks I of Bonita Springs	2,081
Brooks II of Bonita Springs	1,374
East Bonita Beach	0
Mediterra	416
Miromar Lakes South	0
Moody River Estates	1,084
Parklands Lee	460
Parklands West	501
River Hall	975
River Ridge	1,404
Stoneybrook	1,639
Verandah East	599
Verandah West	847
University Square	0
Waterford Landing	808
WildBlue	0

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

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UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS

The Board of Supervisors ("Board") of the University Village Community Development District ("District") formerly known as the Miromar Lakes South Community Development District will hold Regular Meetings for Fiscal Year 2019, at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 on the following dates:

May 9, 2019
August 8, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
University Village CDD