

**MINUTES OF MEETING
UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the University Village Community Development District held a Regular Meeting on May 12, 2022 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present were:

Tim Byal	Chair
Jeffery Staner	Vice Chair
Mark Geschwendt	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:31 a.m. Supervisors Geschwendt, Byal and Staner were present, in person. Supervisor Pomeroy was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2022 (*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**

Regarding serving on the Board, Mr. Adams stated that, since this is a Landowner-elected CDD, the only qualification is to be a citizen of the United States and of Florida.

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-02. Seats 2 and 3, currently held by Supervisors Byal and Geschwendt, respectively, and vacant Seat 4 will be up for election at the Landowners' Meeting. Mr. Adams stated, although the Board can defer filling the vacant seat until the Landowners' Election in November, waiting could cause difficulty in establishing a quorum.

On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of November 15, 2022 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, for a Landowners' Meetings and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2022-03. The proposed Fiscal Year 2023 budget is similar to the Fiscal Year 2022 budget. He is working with the Accounting Department to correct certain items miscoded in Fiscal Year 2022, under the "Irrigation/Electricity" budget line item.

A Board Member asked if this finalizes the assessment levels. Mr. Adams stated that, through this action, the Board is approving the proposed Fiscal Year 2023 budget and assessment levels in order to set the Public Hearing. Changes can be made up until it is adopted at the Public Hearing; however, they will only be able to reduce assessments or increase assessments up to the Fiscal Year 2022 amount.

Questions were posed and Mr. Adams responded as follows:

- Regarding stormwater maintenance costs, the CDD only needs to catch up on stormwater maintenance, which fell behind when Aquagenix closed for a while; mitigation is not required.
- Regarding maintaining the preserve, the CDD is amid a five-year reporting requirement and has two years remaining. Mr. Adams will respond to the letter by the end of next week.
- Assessments are direct billed to the Landowner.
- The CDD engaged another contractor, as Aquagenix was unable to provide regular services while trying to make a comeback.

On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 2022 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-04. The November 15, 2022 date for the Landowners' meeting would be inserted into the Fiscal Year 2023 Meeting Schedule.

On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2022-04, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

**UNIVERSITY VILLAGE CDD
EIGHTH ORDER OF BUSINESS**

May 12, 2022

Consideration of SOLitude Lake Management, LLC, Addendum to Current Contract

Mr. Adams presented the SOLitude Lake Management, LLC, Addendum to the current contract, which represents a 7% annual fee increase, equating to a price increase of about \$23 per month. The increase is due to increases in fuel and labor costs.

On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, the SOLitude Lake Management, LLC, Addendum to Current Contract, for a 7% annual increase to the Waterway Management Program, increasing the monthly price to \$346.70, effective May 1, 2022, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He explained that the CDD is under target because it did not receive or pay for services in the conservation area but he expects that to change soon. The financials were accepted.

TENTH ORDER OF BUSINESS

Consideration of August 12, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 12, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, the August 12, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman Yovanovich Koester*

Mr. Urbancic reported the meeting notice provision approved during a recent legislative session will only impact the CDD if Lee County implements measures enabling advertisement on a County website. If so, the CDD might be able to save on advertising expenses in the future.

Mr. Urbancic asked if Mr. Krebs is preparing the 20-Year Stormwater Management Needs Analysis Report. Mr. Adams replied affirmatively and discussed this new requirement.

Mr. Byal referred to an amendment to the Sunshine Law regarding the Code of Ethics and asked if the Board is required to do anything additional, other than filing Form 1. Mr. Adams and Mr. Urbancic replied no; Board Members should receive Form 1 in the mail and must file it with the Supervisors of Elections office in their County of residence by July 1, 2022.

It was noted that the CDD website is compliant with the Americans with Disabilities Act (ADA) requirements; it is tested once a year.

B. District Engineer: *Hole Montes, Inc.*

There was no report.

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

I. 0 Registered Voters in District as of April 15, 2002

II. NEXT MEETING DATE: August 11, 2022 at 11:30 A.M.

○ QUORUM CHECK

The next meeting will be held on August 11, 2022.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Byal advised Mr. Geschwendt that the work on the U.S. Army Corps of Engineers permit is a financeable activity; draws can be submitted as work is completed or once the project is entirely completed.

Discussion ensued regarding contacting Mr. Mitchell at Synovus Bank, \$7 million remaining on a \$10 million Note and converting the loan. Scheduling a meeting with Mr. Mitchell and Mr. Pomeroy taking the lead on this matter, were discussed.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Byal and seconded by Mr. Staner with all in favor, the meeting adjourned at 11:55 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair