

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

The Board of Supervisors of the University Village Community Development District held a Public Hearing and Regular Meeting on August 11, 2023 at 2:30 p.m., as soon as the matter could be heard, at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present were:

Jeffery Staner	Chair
Mark Geschwendt	Vice Chair
Rich Pomeroy	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs (via telephone)	District Engineer
Tammy Campbell	McDirmitt Davis

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:34 p.m.

Supervisors Staner, Geschwendt and Pomeroy were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2 [Term Expires November 2026] and Seat 4 [Term Expires November 2024]

Mr. Geschwendt nominated Mr. Mark Battaglia to fill Seat 2. No other nominations were made.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, the appointment of Mr. Mark Battaglia to Seat 2, was approved.

• **Administration of Oath of Office**

As Mr. Battaglia was not present, the Oath of Office will be administered another time.

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-05. Mr. Geschwendt nominated the following slate:

Chair	Jeffery Staner
Vice Chair	Rich Pomeroy
Assistant Secretary	Mark Geschwendt
Assistant Secretary	Mark Battaglia
Assistant Secretary	Craig Wrathell

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2023-05, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022; Prepared by McDirmit Davis

Ms. Campbell presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Pomeroy asked what changed in the Net Investment in Capital Assets. Ms. Campbell stated the net investment in capital assets is the asset balance less the long-term debt; if the CDD's assets decrease, it goes down but, if the debt decreases more, it goes up. Asked if the payment against the debt is also affected by depreciation on the assets, Ms. Campbell replied affirmatively.

Mr. Geschwendt asked if any additional reporting requirements have been forced on governmental entities in the past 12 months. Mr. Adams stated no.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

Mr. Adams presented Resolution 2023-06.

On MOTION by Mr. Pomeroy and seconded by Mr. Geschwendt, with all in favor, Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Ratifying the Action of the District

Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Amending Resolution 2023-03 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2023-07.

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, Resolution 2023-07, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Amending Resolution 2023-03 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-08 and reviewed the proposed Fiscal Year 2024 budget. He noted that a modification is necessary to keep the assessments flat so the contingencies will be reduced to facilitate that. On Page 1, the Per Unit Assessment amount for Fiscal Year 2024 will be changed from \$1,454.86 to \$1,449.17.

Discussion ensued regarding cost increases in insurance, electricity, irrigation and landscaping.

A Board Member asked about the "Assessment roll preparation" line item on Page 2.

Mr. Adams will change the verbiage to reflect the contract change from "AJC and Associates" to "Wrathell Hunt and Associates."

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2023-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2023-09, also known as the assessment-levying resolution.

Asked about the assessment billing, Mr. Adams stated assessments will be billed on a direct bill, off-roll schedule. He recommended adopting the Resolution, which will be modified to reflect the billing and collection schedule.

On MOTION by Mr. Pomeroy and seconded by Mr. Geschwendt, with all in favor, Resolution 2023-09, as amended, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, as amended, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Amendment No. 01 to the District Management Services Agreement for Lien Roll Services

Mr. Adams presented Amendment No. 01 to the District Management Services Agreement; the Amendment is related to the addition of Lien Roll Services. Management will

take over the lien roll services from AJC Associates (AJC), at the same fee that AJC charged the CDD for the past 15+ years.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Amendment No. 01 to the District Management Services Agreement for Lien Roll Services, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 11, 2023 Regular Meeting Minutes

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, the May 11, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman Yovanovich Koester

Mr. Urbancic discussed the newly-passed legislation that requires CDD Board Members to undergo four hours of annual ethics training commencing in January 2024. Numerous online courses will be available and Form 1 will contain a box to check to confirm that the requirement was met. In the future, Form 1 will be filed online.

B. District Engineer: Hole Montes, Inc.

Mr. Krebs stated he is working with Carter Fence to obtain a proposal to close off the access to the wetland area, from the Florida Power & Light (FPL) Easement.

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

- **NEXT MEETING DATE: May 9, 2024 at 11:30 A.M.**

○ QUORUM CHECK

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor, the meeting adjourned at 3:05 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAG]


Secretary/Assistant Secretary


Chair/Vice Chair