

**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 9, 2024 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present were:

Jeffery Staner	Chair
Rich Pomeroy	Vice Chair
Mark Geschwendt	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Mark Battaglia	Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:32 a.m.

Supervisors Staner, Geschwendt and Pomeroy and Supervisor-Elect Battaglia were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Mark Battaglia (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mark Battaglia. Mr. Adams provided and briefly described the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Urbancic urged Mr. Battaglia to contact him or Mr. Adams with any questions about the contents of the new Supervisor packet or public records matters.

FOURTH ORDER OF BUSINESS

Discussion: Corporate Tax Rate Change/Interest Rate Adjustments for Note Held by Synovus Bank

Mr. Adams presented an April 3, 2024 letter from Synovus Bank regarding the Special Assessment Revenue Note Series 2017, which had a provision for an adjustment to the interest rate depending upon any changes to the corporate tax rate. Synovus has identified an adjustment to the interest rate starting October 1, 2024 going from 2.90% to 3.52%. This matches up with the CDD's new fiscal year, which provided an opportunity to make adjustments to the proposed Fiscal Year 2025 budget; the Amortization Schedule was revised accordingly.

Mr. Adams and Mr. Urbancic responded to questions regarding when Management was notified of the change in the interest rate, if Staff discussed challenging the rate increase, the tax code change in 2018 and what options are available to the CDD. Regarding the purpose of the increase, Mr. Adams explained that the corporate tax rate decreased, which drove up the tax-exempt rate from 2.90% to 3.52%, up 62 basis points. Asked if a letter was received from Bond Counsel advising against challenging the increase, Mr. Adams stated no, Staff conferred with Mr. Bramwell, via telephone.

Mr. Urbancic will ask Mr. Bramwell to draft and send a letter clarifying that the CDD does not have a basis to challenge the rate increase for the Series 2017 Note for the CDD's files.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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 an Effective Date

Mr. Adams presented Resolution 2024-01. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2024-01, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 8, 2024 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, 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 2024-02. Seats 1 and 5, currently held by Mr. Staner and Mr. Pomeroy, respectively, and Seat 4, which is vacant, are up for election.

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 14, 2024 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, 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

Mr. Adams presented Resolution 2024-03.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE and TIME, November: Insert "November 14, 2024" and "11:30 AM"

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Authorization of RFQ for Engineering Services

Mr. Adams presented Management’s standard Request for Qualifications (RFQ) for Engineering Services that is required to be advertised in a local newspaper. He discussed setting a submittal due date, competitive selection criteria form and finalizing an engagement letter.

Asked for a suggested due date, Mr. Adams stated mid-July.

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, authorizing preparation and advertisement of the RFQ for Engineering Services, with a due date of July 15, 2024, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2024.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of August 11, 2023 Public Hearing and Regular Meeting Minutes

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

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman Yovanovich Koester

Mr. Urbancic reported that Substitute House Bill 7013 requires the CDD to prepare goals, objectives and performance measures for all the services that the CDD provides. Staff will present this item at the next meeting and complete an annual report.

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training.

Discussion ensued regarding the goals and objectives report that Mr. Urbancic is working on and the online ethics training courses.

B. District Engineer: Hole Montes, Inc.

There was no report.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 8, 2024 at 11:30 A.M.**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

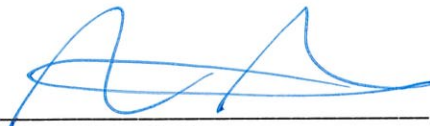
There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor, the meeting adjourned at 12:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair