

**MINUTES OF MEETING
SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Sorrento Pines Community Development District was held on December 14, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present at the meeting were:

Seth Bennett	Chair
Robert "Quint" Noordstar	Vice Chair
Alex Gross	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Steve Saha (via telephone)	Interim District Engineer
Ashton Bligh (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:47 a.m.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bennett, Mr. Noordstar and Mr. Gross.

Supervisors Bennett, Noordstar and Gross were present.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**

D. 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****E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine discussed Form 8B with which each Board Member will disclose a continuing conflict as a Landowner representative serving on the Board to eliminate the need to declare a conflict at every vote. Each Form 8B will be kept on file and attached to meeting minutes, when necessary, if there is a voting conflict.

Mr. Torres and Mr. Wrathell reviewed guidelines for interactions among Supervisors, recordkeeping, public records requests and use of CDD email addresses.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Mr. Torres presented Resolution 2023-01. He recapped the results of the Landowners' election as follows:

Seat 1	Seth Bennett	50 votes	4-year Term
Seat 2	Robert "Quint" Noordstar	50 votes	4-year Term
Seat 3	Alex Gross	49 votes	2-year Term
Seat 4	Taryn Galvin	49 votes	2-year Term

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-02. Mr. Noordstar nominated the following:

Chair	Seth Bennett
Vice Chair	Quint Noordstar
Secretary	Craig Wrathell
Assistant Secretary	Alex Gross
Assistant Secretary	Taryn Galvin
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. WHA will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, PLLC***

Mr. Earlywine presented Resolution 2023-04 and the KE Law Group, PLLC Fee Agreement.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2023-05.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Sorrento Pines Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Poulos & Bennett***

Mr. Torres presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits. Mr. Earlywine noted that Mr. Bennett is recusing himself from the vote as he is related to an employee of the firm.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with Mr. Noordstar and Mr. Gross in favor and Mr. Bennett abstaining, Resolution 2023-06, Appointing Poulos & Bennett as Interim District Engineer for the Sorrento Pines Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Torres presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members waived the allowable compensation.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, waiving the allowable Board Member compensation, was approved.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Mr. Torres presented Resolution 2023-08.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2023-09.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Torres presented Resolution 2023-10.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-12.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1051 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Torres presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Strange Zone, Inc., Quotation #M22-1051 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

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

Mr. Torres presented the ADA Site Compliance proposal.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Mr. Torres presented Resolution 2023-13.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of February 13, 2023 at 3:30 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, 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

This item was deferred.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2023-15.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Torres stated CDDs are required to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the future needs of its stormwater system. The first Report was due June 30, 2022 but, as there is no interim reporting requirement, the CDD's first Report will be due in five years.

BANKING ITEMS**SEVENTH ORDER OF BUSINESS**

Consideration of the Following Banking Items:

A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Torres presented Resolution 2023-16.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Torres presented Resolution 2023-17.

Mr. Wrathell noted that funding requests will be sent to the same individual designated to receive the Kelly Park CDD funding requests.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2023-18, 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 for an Effective Date

Mr. Torres presented Resolution 2023-18. He reviewed the proposed partial-year, Landowner-funded Fiscal Year 2023 budget, with expenses funded as they are incurred.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for February 13, 2023 at 3:30 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 Budget Funding Agreement

Mr. Torres presented the Fiscal Year 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Torres presented Resolution 2023-19.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Torres presented Resolution 2023-20.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2023-21.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-22.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Torres presented Resolution 2023-23.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Mr. Earlywine presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

NINTH ORDER OF BUSINESS

Consideration of the Following Bond
Financing Related Items:

A. Bond Financing Team Funding Agreement

Mr. Earlywine presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, and authorizing the Chair to execute, was approved.

B. Engagement of Bond Financing Professionals

Mr. Earlywine presented the following:

I. Underwriter/ Investment Banker: *FMSbonds, Inc*

II. Bond Counsel: *Greenberg Traurig, PA*

Mr. Wrathell noted that the Greenberg Traurig, PA Bond Counsel Agreement was distributed at the meeting.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, Greenberg Traurig, PA Bond Counsel Agreement and US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, in substantial form, and authorizing the Chair to execute, were approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Torres presented Resolution 2023-24 and stated that this Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, 2023-24, Designating a Date, Time, and Location of February 13, 2023 at 3:30 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

Discussion ensued regarding direct billing of assessments until they can be added to the tax rolls and the need to request Estoppel letters for assessments to be paid at closing.

D. Presentation of Master Engineer's Report

Mr. Saha presented the Engineer's Report dated December 12, 2022, and noted the following:

- The CDD will be divided into two phases, Phase 1A and 1B; Phase 2 is not part of the CDD. Future Phase 3, the property to the west, will represent the Boundary Amendment.
- Phases 1A and 1B will include a total of 190 homes; 300 homes are planned for Phase 3.
- The Capital Improvement Plan (CIP) Infrastructure includes roadway improvements; stormwater management system; water, wastewater and reclaim utilities; hardscape, landscape and irrigation; streetlights and undergrounding of electrical lines; recreational amenities; professional services and off-site improvements.
- Much Phase 1A work has been completed. Some Phase 2 work, which is outside the CDD, has been completed.
- Phases 1B and 3 will be completed in the future. Bids are being accepted for Phase 1B.
- Total estimated costs are: Phase 1A, \$5.8 million; Phase 1B, \$5.4 million; Phase 3, \$13 million.
- The Cost Opinion does not include costs related to lots.

Mr. Wrathell asked if the approximate totals in the Opinion of Probable Construction Costs, as described in Section 5, are \$5.863 million for Phase 1A, \$5.432 million for Phase 1B, equating to approximately \$11.296 million for Phases 1A and 1B, within the existing CDD boundaries and if the Boundary Amendment will add approximately \$12.978 million in costs for a total CIP of approximately \$24.274 million. Mr. Saha replied affirmatively.

Mr. Earlywine asked if Phases 1A and 1B are comprised of 60' lots. Mr. Saha replied affirmatively. Mr. Earlywine asked if that is also true for the Boundary Amendment parcel. Mr. Saha stated that is to be determined.

E. Presentation of Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated December 14, 2022. He reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, development program, special and peculiar benefits to the units, True-Up Mechanism and Appendix Tables. He noted the following:

- The existing CDD boundaries total approximately 49.561 acres comprising "Assessment Area One" and an anticipated boundary amendment will bring the CDD's total acreage to approximately 263.134 acres.
- The land is planned to be developed by Galvin Land Services, LLD or an affiliated entity.
- The current plan anticipates 190 single-family units on 60' lots. It is expected that an additional 300 residential units will be developed in the boundary amendment parcel.
- The CIP for Assessment Area One totals approximately \$11.296 million, which is in the current CDD boundaries. At full buildout, the CIP will total approximately \$24.274 million.
- The maximum par amount of bonds for Assessment Area One, including the cost of financing, capitalized interest and debt service reserve, will be \$15.795 million to finance the approximate \$11.296 million in costs within the CDD boundaries. Assuming the boundary amendment occurs as planned, with a \$24.274 million CIP, the maximum par amount of bonds will total \$33.545 million.

F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2023-25. The Resolution will be updated to reflect the updated figures for the total estimated construction cost of the Assessment Area 1 Project, as noted in the Engineer's and the Methodology Reports.

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-25, as amended, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for of February 13, 2023 at 3:30 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, and authorizing the Chair to execute, was adopted.

- G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$33,545,000 Aggregate Principal Amount of Sorrento Pines Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Sorrento Pines Community Development District, Lake County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed And Levied On The Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; And Providing for Other Related Matters**

Ms. Bligh presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$33,545,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer's Report.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A., as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, all in favor, Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$33,545,000 Aggregate Principal Amount of Sorrento Pines Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Sorrento Pines Community Development District, Lake County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed And Levied On The Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; And Providing for Other Related Matters, and authorizing the Chair to execute, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following
Construction Related Items:

Mr. Torres presented the following:

A. Acquisition Agreement

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Acquisition Agreement, was approved.

B. Temporary Construction Easement

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the Temporary Construction Easement, was approved.

C. Acquisition of Phase 1 Utilities

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Acquisition of Phase 1 Utilities, in a not-to-exceed amount of \$1,475,000, and the associated documents, were approved.

ELEVENTH ORDER OF BUSINESS

BOUNDARY AMENDMENT ITEM

- **Consideration of Resolution 2023-27, Directing the Chair and District Staff to Request the Passage of an Ordinance by Lake County Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2023-27.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2023-27, Directing the Chair and District Staff to Request the Passage of an Ordinance by Lake County Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *KE Law Group, PLLC***
- B. **District Engineer (Interim): *Poulos & Bennett***
- C. **District Manager: *Wrathell, Hunt and Associates, LLC***

There were no District Counsel, District Engineer or District Manager reports.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

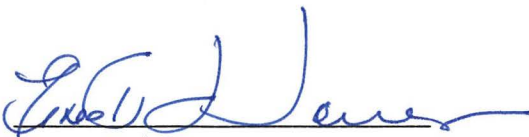
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the meeting adjourned at 1:27 p.m.

A handwritten signature in blue ink, appearing to read "L. D. Jones", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Scott B.", written over a horizontal line.

Chair/Vice Chair