

SORRENTO PINES

**COMMUNITY DEVELOPMENT
DISTRICT**

June 21, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

June 14, 2023

Board of Supervisors
Sorrento Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Sorrento Pines Community Development District will hold Public Hearings and a Regular Meeting on June 21, 2023 at 3:00 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Taryn Galvin [SEAT 4] (*the following will 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. 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
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-35, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-36, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2023-37, Ratifying, Confirming, and Approving the Sale of the Sorrento Pines Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date
7. Ratification of Acquisition of Additional Phase 1A Stormwater Improvements
8. Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
9. Consideration of 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
10. Acceptance of Unaudited Financial Statements as of April 30, 2023
11. Approval of April 11, 2023 Special Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Poulos & Bennett*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023

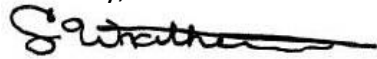
- NEXT MEETING DATE: TBD
 - QUORUM CHECK

SEAT 1	SETH BENNETT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	QUINT NOORDSTAR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ALEX GROSS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TARYN GALVIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 413 553 5047

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4A

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake


Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #01130287 in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of


JUNE 1, 2023
JUNE 8, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of June 2023.

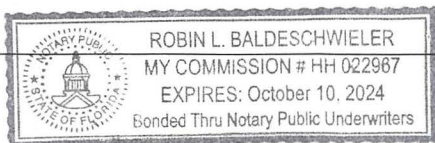


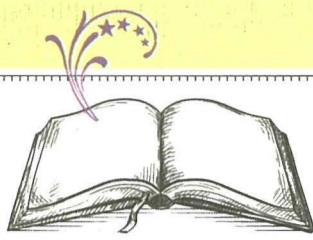
Robin L. Baldeschwieler, Notary

Personally Known X or

Production Identification _____

Type of Identification Produced _____

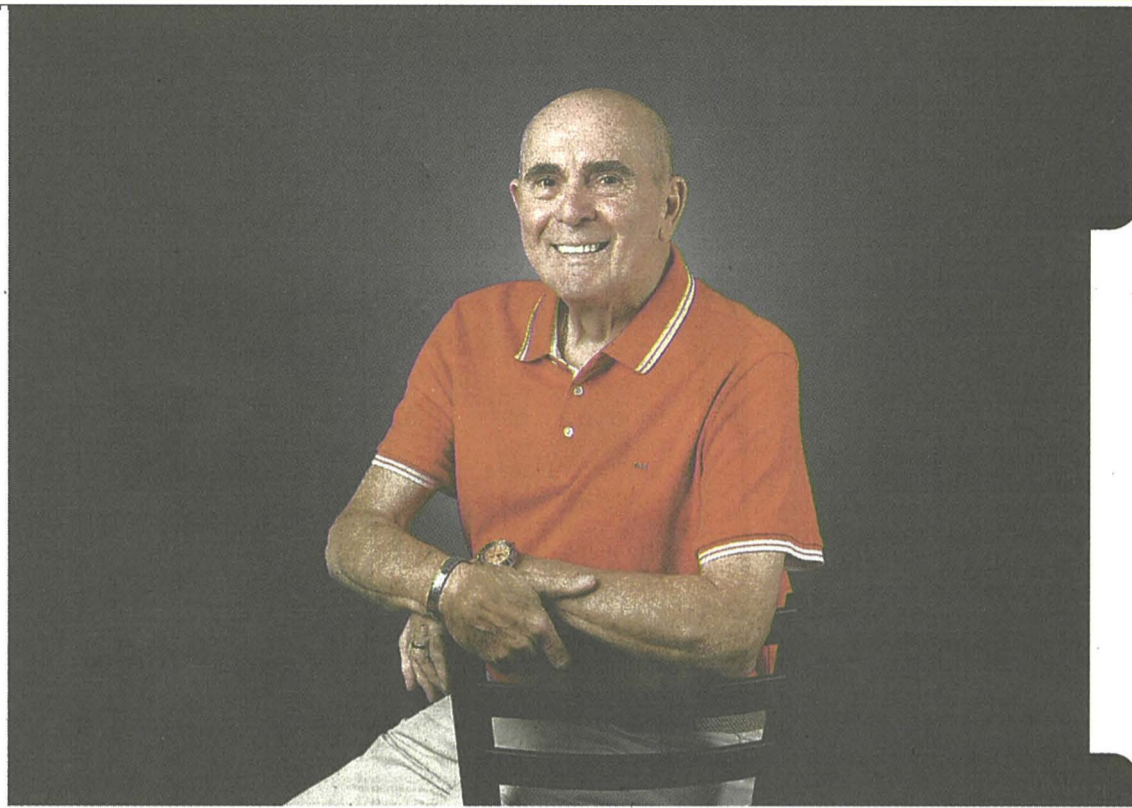




VILLAGER BACKSTORY



You may know Bobby Vignapiano for performing as "Bobby V" all over The Villages community, but you may not know he is a Navy veteran who spent 35 years as an architectural consultant while keeping music on the side.



Bill Mitchell | Daily Sun

GETTING TO KNOW BOBBY VIGNAPIANO

Age: 77
Village: Hadley
Spouse: Norma
Family: Two children, three grandchildren
Moved Here When: 2019
Moved Here From: Lake Hopatcong, New Jersey
Favorite Activities: Singing and performing



James Dinan

THE VILLAGES DAILY SUN

Do you know someone with an interesting backstory to tell? Email james.dinan@thevillagesmedia.com or call 352-753-1119, ext. 5302

In The Villages, most people know Bobby Vignapiano as "Bobby V," singing and performing for residents and others all over The Villages.

It's a talent that's served the Village of Hadley resident well, and he's been doing it in some form for nearly 60 years.

"I grew up in Brooklyn, and doo-wop was the music on the streets," he said. "My father was a singer before me and my two brothers arrived, so there was always music in the house, always a piano nearby. I sang with friends on street corners and we eventually formed our own group, the Demolysrs."

Vignapiano also dabbled as a session singer and guitar player for Laurie Records, a New York-based label whose clientele included Dion and the Belmonts, The Chiffons and the Ocala-based sextet The Royal Guardsmen. While working at Laurie Records, he studied under Ernie Maresca, who wrote

"Runaround Sue" for Dion and the Belmonts and had his own Top 10 hit with 1962's "Shout! Shout! (Knock Yourself Out)."

"I learned about singing and arranging music thanks to Ernie," Vignapiano said.

The Demolysrs eventually recorded several songs for New York-based United World Records, but the military came calling and Vignapiano joined the U.S. Navy in 1965.

"I spent two years in the Navy and did two tours of Vietnam," he said. "When we ended our military service in 1967, the doo-wop era was gone, so we modified our act. We started singing cover tunes in restaurants and bars, performed at weddings and lounges."

But music didn't pay all of Vignapiano's bills at the time. For 35 years, he had a day job as an architectural consultant for the construction industry.

But what exactly is an architectural consultant?

"I would get called in by an architectural firm that's designing a building," he said. "Architects have so many things they are responsible for. If the building fails, the engineer and the architect are to blame."

Vignapiano's specialty in consulting was masonry.

"The pretty stuff outside the building," he said with a laugh. "Brick, marble, terracotta. I would sit with the engineer and the architect on how to do it, how to attach it. I would show them products that would be available for them, their best options. If they asked about glass, I'd tell them to talk with a glass consultant."

The Demolysrs continued performing until 1986. During the 1970s and 80s, interest in the music of the previous generation sparked oldies and doo-wop revivals in the New York area. The Demolysrs had the chance to perform with the likes of The Platters, The Shirelles and The

Angels at revival shows before calling it quits as a group.

Vignapiano learned about The Villages thanks to a neighborhood reunion he attended in Brooklyn in the 1990s.

"It was at a friend's backyard, and I saw people I hadn't seen in 50 years," he said. "I talked with one old friend who said he had homes in both Staten Island and The Villages. I never heard of The Villages, but my friend explained what it was all about and that got me curious."

At first, Vignapiano wasn't sure if he wanted to sing and perform in Florida's Friendliest Hometown. Then he saw some notices for karaoke shows, and he wanted to check it out.

"I started singing at Bonifay Recreation, then a friend talked to me about putting a club together," he said. "I started singing with Blast from the Past at Moyer Recreation before launching my own shows."

Today, Vignapiano performs

a variety of shows, depending on the audience.

"I do a Las Vegas/'Rat Pack'-style show, a teen idol concert with the music of Frankie Avalon, Bobby Vinton and similar artists; and I'm getting my feet wet with country-style shows," he said. "I love to sing and dance, and I wanted to take advantage of the rec centers and theater rooms to develop an act that Villagers love."

And he has a tradition he follows each and every morning at his home.

"Every morning, I thank God that we found this home in The Villages," he said. "I love the beauty of this place, how well it's taken care of. It's perfect."

Vignapiano also appreciates the support he's received from the community regarding his shows.

"As soon as I announce I'm doing something, people gobble up the tickets," he said. "They're not just fans, they're friends."

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sorrento Pines Community Development District ("District") will hold two public hearings and a regular

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Single Family Lot	90	\$346.06
Unplatted Lands	63.94	\$2,164.81
TOTAL REVENUE:		\$169,571.00

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EAU FACTORS AND O&M ASSESSMENT AMOUNTS AT THE HEARING AND WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained from the District's Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that

local news



Lend A Hand

VOLUNTEER ORGANIZATIONS IN AND AROUND THE VILLAGES

AARP Driver Safety Program for Lake County: 352-343-6190

AARP Driver Safety Program for The Villages, Sumter and Marion Counties: 352-430-1833

AARP Tax-Aide: villagestaxaide.com, newvolunteer@villagestaxaide.com

AARP Tax-Aide Marion County: 352-897-7386, fl1d10taxaide@gmail.com

Abundance of Love: 352-250-3431

Adopt-a-Kid, Adopt-a-Vet: 352-751-5136

Adult Literacy Program: 352-253-6183

Alliance of Therapy Dogs: 352-750-1130, 352-561-2345

Alzheimers and Dementia Resource Center: 407-843-1910 or 800-330-1910, adrccares.org

Alzheimer's Family Organization: 352-616-0170, alzheimersfamily.org, kathleen@alzheimersfamily.org

Alzheimer's Association, Central and North Florida Chapter: 800-272-3900

AMAC Foundation: 888-750-2622, amacfoundation.org,

socialsecurityreport.org

Amateur Radio Emergency Services: 770-316-8692

American Cancer Society; American Cancer Society Cancer Resource Room; American Cancer Society Road to Recovery drivers: 352-350-2273

American Red Cross: Lake County, 352-314-0883; Marion, 352-622-3457; Sumter, 352-793-1901

American Sewing Guild, Sumter/Lake Chapter: 908-406-8999

ARC Sunrise of Central Florida: 352-787-3079

Bargains and Blessings Resale Shop: 352-330-3333

Best Buddies Citizens Group: bestbuddiesthevillages@gmail.com

Big Brothers Big Sisters: 352-587-4994; nancyl@bbbstampabay.org

Boys & Girls Club of Lake and Sumter Counties: 352-787-5258

Brighter Lipstick, Bigger Earrings: 352-399-5319; 352-399-6307

Caring Hands Food Pantry: 352-748-2553

Centsible Furnishings Upscale Resale Shop: 352-245-8774

Christian Care Center: 352-314-8733

Christian Food Pantry: 352-259-0788

Combat Veterans to Careers: 352-775-4008

Community Emergency Response Team:



Caitlyn Jordan | Daily Sun

Cathy Krueger, of the Village of Hemingway, shares some quality time with Arion the cat at the Your Humane Society SPCA in Lake Panasoffkee.

352-674-2948

Community Improvement Council: 352-391-7000

Community Medical Care Center's Free Medical and Dental Care: 352-787-8489

Community of Gratitude Emergency Food Center: 352-288-3499

Compassionate Care Hospice: 352-415-0778

Cornerstone Hospice & Palliative Care: 352-751-3147, 888-728-6234, 352-742-6806

Cypress Care Center: 352-748-3322, 352-748-3683

Dads for a Day Mentoring Ministries: 269-945-2744 or

dadsforaday.org

Day-Break Club of The Villages: Call Jim at 831-595-7284

Disabled American Veterans Chapter 150: 352-674-5097

Dollars for Scholars: 352-633-5281

Dreams for Seniors Charity Inc.: 309-202-2688

Eastport Lions Club: 423-754-0722, cbhjr48@yahoo.com, e-clubhouse.org

Endangered Animals Rescue Sanctuary: 352-454-6454

English as a Second

Language Program: 703-434-2426

Florida's Long-Term Care Ombudsman Program: 888-831-0404

Florida Cancer Specialists: 941-677-7191

Florida Center for the Blind: 352-873-4700

Florida Fish and Wildlife Florida Bass Conservation Center: 352-583-4518

Florida National Cemetery Volunteers: 352-446-4901, pattibeebe@comcast.net

Forward Paths Foundation: 352-435-4524

Freedom Pointe Place Assisted Living Alzheimer/Dementia Care Community: 352-674-3950

Friends for a Cure: 262-331-0238

Friends of The Villages Library: 352-633-3484

Friends of the Lady Lake Library: 352-753-2957

Fruitland Park Elementary School: 352-787-2693

Fruitland Park Library: 352-360-6561

General Federation of Women's Clubs: 352-391-1655

Girl Scouts Silver Trefoil Alumnae: 352-259-0406

Guardian ad Litem: Lake and Marion, 352-817-1546; Sumter, 352-812-6971

Habitat for Humanity of Lake-Sumter: 352-483-0434 ext. 119

Habitat for Humanity of Marion County:

352-351-4663

Haven of Lake and Sumter Counties Inc.: 352-315-0591

Helping Hands Outreach Ministry (homes): 352-750-4529

Homewood of Freedom Pointe Assisted Living Facility: 352-750-3800, ext. 3410

Hometown Civitan Club: 352-753-0517

Hospice of Marion County: 352-873-7441

House of Hope (residential rehab): 352-748-0338; 352-348-0840

Humane Societies: Lake, 352-589-1772; Sumter, 352-793-9117; Marion, 352-873-7387

Kids Central Inc.: 352-873-6332, ext. 3519

Kiwanis Club of Lady Lake: 352-259-8584

Lady Lake Historical Society Museum: 352-259-4359

Lady Lake Specialty Care: 352-750-6619

Lake Griffin State Park: 352-360-6760

Lake Sumter Children's Advocacy Center, Leesburg: 352-323-8303

Lake Sumter Lions Club: 352-502-5966

Langley Medical Center Complex: 352-793-5900, ext. 2942

Lazarus Free Medical Clinic: 352-748-4567

Leesburg Food Bank: 352-326-5463

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Please See NEXT PAGE

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2023-35

THE ANNUAL APPROPRIATION RESOLUTION OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Sorrento Pines Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sorrento Pines Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the total sum set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the fashion set forth in the **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JUNE, 2023.

ATTEST:

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit A: FY 2023/2024 Budget

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
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**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 19,108
Allowable discounts (4%)	-				(764)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	18,344
Assessment levy: off-roll	-	-	-	-	79,829
Landowner contribution	75,515	6,851	67,680	74,531	-
Total revenues	<u>75,515</u>	<u>6,851</u>	<u>67,680</u>	<u>74,531</u>	<u>98,173</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	32,000	6,000	26,000	32,000	48,000
Legal	25,000	2,524	22,476	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation	-	-	-	-	500
Dissemination agent	500	-	500	500	1,000
Trustee	-	-	-	-	5,500
Telephone	200	50	150	200	200
Postage	500	-	500	500	500
Printing & binding	500	125	375	500	500
Legal advertising	6,500	-	6,500	6,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Tax collector	-	-	-	-	382
Total expenditures	<u>75,515</u>	<u>8,909</u>	<u>66,606</u>	<u>75,515</u>	<u>98,172</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,058)	1,074	(984)	1
Fund balance - beginning (unaudited)	-	984	(1,074)	984	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(1,074)	-	-	1
Fund balance - ending	<u>\$ -</u>	<u>\$ (1,074)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</u>

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	382
Total expenditures	<u><u>\$ 98,172</u></u>

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 143,604
Allowable discounts (4%)	-				(5,744)
Assessment levy: net	-	\$ -	\$ -	\$ -	137,860
Special assessment: off-roll	-		100,477	100,477	149,986
Total revenues	-	-	100,477	100,477	287,846
EXPENDITURES					
Debt service					
Principal	-	-	-	-	60,000
Interest	-		-	-	211,433
Total debt service	-	-	-	-	271,433
Other fees & charges					
Costs of issuance	-	-	182,950	182,950	-
Underwriter's discount	-	-	84,100	84,100	-
Tax collector	-	-	-	-	2,872
Total other fees & charges	-	-	267,050	267,050	2,872
Total expenditures	-	-	267,050	267,050	274,305
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(166,573)	(166,573)	13,541
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	588,896	588,896	-
Original issue discount	-	-	(36,871)	(36,871)	-
Total other financing sources/(uses)	-	-	552,025	552,025	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	385,452	385,452	13,541
Beginning fund balance (unaudited)	-	-	-	-	385,452
Ending fund balance (projected)	\$ -	\$ -	\$ 385,452	\$ 385,452	398,993
Use of fund balance:					
Debt service reserve account balance (required)					(284,975)
Principal and Interest expense - November 1, 2024					(109,644)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 4,374

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			100,477.05	100,477.05	4,205,000.00
05/01/24	60,000.00	4.375%	110,956.25	170,956.25	4,145,000.00
11/01/24			109,643.75	109,643.75	4,145,000.00
05/01/25	65,000.00	4.375%	109,643.75	174,643.75	4,080,000.00
11/01/25			108,221.88	108,221.88	4,080,000.00
05/01/26	65,000.00	4.375%	108,221.88	173,221.88	4,015,000.00
11/01/26			106,800.00	106,800.00	4,015,000.00
05/01/27	70,000.00	4.375%	106,800.00	176,800.00	3,945,000.00
11/01/27			105,268.75	105,268.75	3,945,000.00
05/01/28	75,000.00	4.375%	105,268.75	180,268.75	3,870,000.00
11/01/28			103,628.13	103,628.13	3,870,000.00
05/01/29	75,000.00	4.375%	103,628.13	178,628.13	3,795,000.00
11/01/29			101,987.50	101,987.50	3,795,000.00
05/01/30	80,000.00	4.375%	101,987.50	181,987.50	3,715,000.00
11/01/30			100,237.50	100,237.50	3,715,000.00
05/01/31	85,000.00	5.250%	100,237.50	185,237.50	3,630,000.00
11/01/31			98,006.25	98,006.25	3,630,000.00
05/01/32	90,000.00	5.250%	98,006.25	188,006.25	3,540,000.00
11/01/32			95,643.75	95,643.75	3,540,000.00
05/01/33	95,000.00	5.250%	95,643.75	190,643.75	3,445,000.00
11/01/33			93,150.00	93,150.00	3,445,000.00
05/01/34	100,000.00	5.250%	93,150.00	193,150.00	3,345,000.00
11/01/34			90,525.00	90,525.00	3,345,000.00
05/01/35	105,000.00	5.250%	90,525.00	195,525.00	3,240,000.00
11/01/35			87,768.75	87,768.75	3,240,000.00
05/01/36	110,000.00	5.250%	87,768.75	197,768.75	3,130,000.00
11/01/36			84,881.25	84,881.25	3,130,000.00
05/01/37	115,000.00	5.250%	84,881.25	199,881.25	3,015,000.00
11/01/37			81,862.50	81,862.50	3,015,000.00
05/01/38	120,000.00	5.250%	81,862.50	201,862.50	2,895,000.00
11/01/38			78,712.50	78,712.50	2,895,000.00
05/01/39	130,000.00	5.250%	78,712.50	208,712.50	2,765,000.00
11/01/39			75,300.00	75,300.00	2,765,000.00
05/01/40	135,000.00	5.250%	75,300.00	210,300.00	2,630,000.00
11/01/40			71,756.25	71,756.25	2,630,000.00
05/01/41	145,000.00	5.250%	71,756.25	216,756.25	2,485,000.00
11/01/41			67,950.00	67,950.00	2,485,000.00
05/01/42	150,000.00	5.250%	67,950.00	217,950.00	2,335,000.00
11/01/42			64,012.50	64,012.50	2,335,000.00
05/01/43	160,000.00	5.250%	64,012.50	224,012.50	2,175,000.00
11/01/43			59,812.50	59,812.50	2,175,000.00
05/01/44	170,000.00	5.500%	59,812.50	229,812.50	2,005,000.00
11/01/44			55,137.50	55,137.50	2,005,000.00
05/01/45	175,000.00	5.500%	55,137.50	230,137.50	1,830,000.00
11/01/45			50,325.00	50,325.00	1,830,000.00
05/01/46	185,000.00	5.500%	50,325.00	235,325.00	1,645,000.00
11/01/46			45,237.50	45,237.50	1,645,000.00
05/01/47	200,000.00	5.500%	45,237.50	245,237.50	1,445,000.00
11/01/47			39,737.50	39,737.50	1,445,000.00

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	210,000.00	5.500%	39,737.50	249,737.50	1,235,000.00
11/01/48			33,962.50	33,962.50	1,235,000.00
05/01/49	220,000.00	5.500%	33,962.50	253,962.50	1,015,000.00
11/01/49			27,912.50	27,912.50	1,015,000.00
05/01/50	235,000.00	5.500%	27,912.50	262,912.50	780,000.00
11/01/50			21,450.00	21,450.00	780,000.00
05/01/51	245,000.00	5.500%	21,450.00	266,450.00	535,000.00
11/01/51			14,712.50	14,712.50	535,000.00
05/01/52	260,000.00	5.500%	14,712.50	274,712.50	275,000.00
11/01/52			7,562.50	7,562.50	275,000.00
05/01/53	275,000.00	5.500%	7,562.50	282,562.50	-
Total	4,205,000.00		4,373,845.80	8,578,845.80	

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 60'	90	\$ 212.31	\$ 1,595.60	\$ 1,807.91	n/a
Total	90				

Off-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 60'	100	\$ 199.57	\$ 1,499.86	\$ 1,699.44	n/a
Total	100				

Off-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 60'	300	\$ 199.57	\$ -	\$ 199.57	n/a
Total	300				

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

5A

The Villages®
DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #01130287 in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 1, 2023
JUNE 8, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.



(Signature Of Affiant)

Sworn to and subscribed before me this 8
day of June 2023.

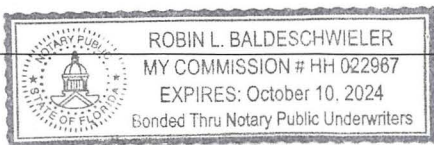


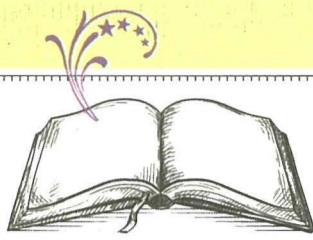
Robin L. Baldeschwieler, Notary

Personally Known X or

Production Identification _____

Type of Identification Produced _____

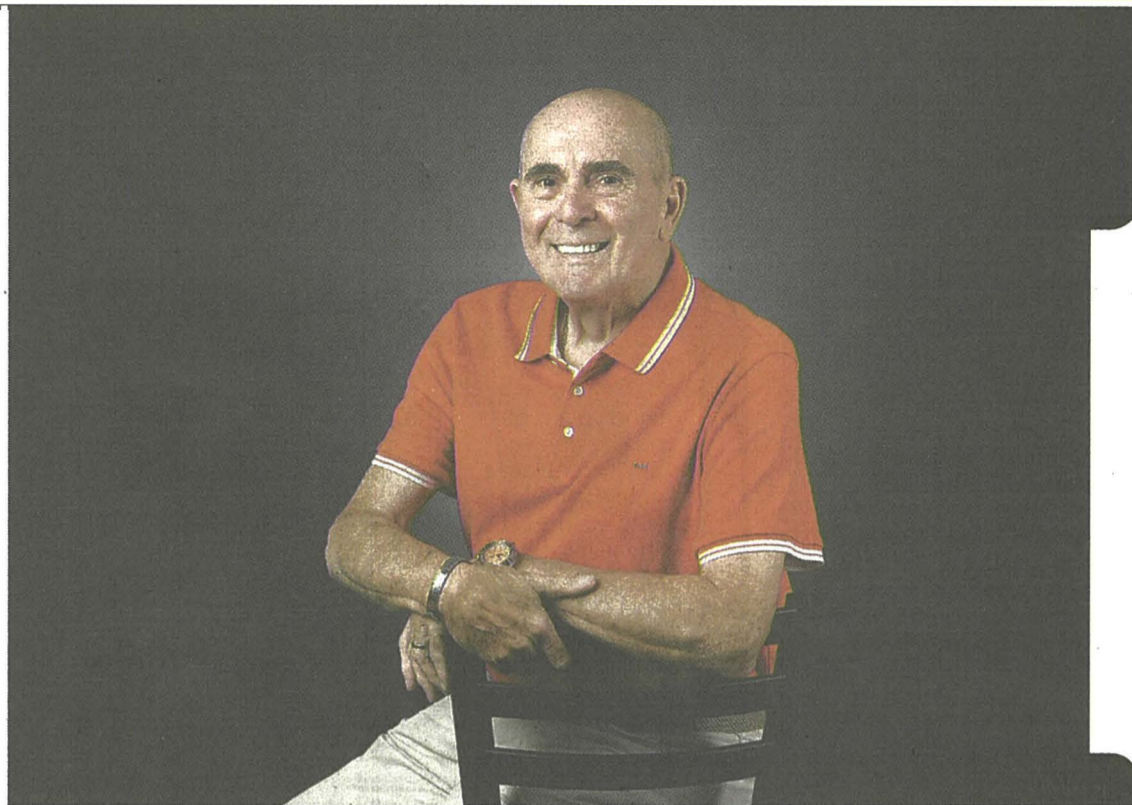




VILLAGER BACKSTORY



You may know Bobby Vignapiano for performing as "Bobby V" all over The Villages community, but you may not know he is a Navy veteran who spent 35 years as an architectural consultant while keeping music on the side.



Bill Mitchell | Daily Sun

GETTING TO KNOW BOBBY VIGNAPIANO

Age: 77
Village: Hadley
Spouse: Norma
Family: Two children, three grandchildren
Moved Here When: 2019
Moved Here From: Lake Hopatcong, New Jersey
Favorite Activities: Singing and performing



James Dinan

THE VILLAGES DAILY SUN

Do you know someone with an interesting backstory to tell? Email james.dinan@thevillagesmedia.com or call 352-753-1119, ext. 5302

In The Villages, most people know Bobby Vignapiano as "Bobby V," singing and performing for residents and others all over The Villages.

It's a talent that's served the Village of Hadley resident well, and he's been doing it in some form for nearly 60 years.

"I grew up in Brooklyn, and doo-wop was the music on the streets," he said. "My father was a singer before me and my two brothers arrived, so there was always music in the house, always a piano nearby. I sang with friends on street corners and we eventually formed our own group, the Demolysrs."

Vignapiano also dabbled as a session singer and guitar player for Laurie Records, a New York-based label whose clientele included Dion and the Belmonts, The Chiffons and the Ocala-based sextet The Royal Guardsmen. While working at Laurie Records, he studied under Ernie Maresca, who wrote

"Runaround Sue" for Dion and the Belmonts and had his own Top 10 hit with 1962's "Shout! Shout! (Knock Yourself Out)."

"I learned about singing and arranging music thanks to Ernie," Vignapiano said.

The Demolysrs eventually recorded several songs for New York-based United World Records, but the military came calling and Vignapiano joined the U.S. Navy in 1965.

"I spent two years in the Navy and did two tours of Vietnam," he said. "When we ended our military service in 1967, the doo-wop era was gone, so we modified our act. We started singing cover tunes in restaurants and bars, performed at weddings and lounges."

But music didn't pay all of Vignapiano's bills at the time. For 35 years, he had a day job as an architectural consultant for the construction industry.

But what exactly is an architectural consultant?

"I would get called in by an architectural firm that's designing a building," he said. "Architects have so many things they are responsible for. If the building fails, the engineer and the architect are to blame."

Vignapiano's specialty in consulting was masonry.

"The pretty stuff outside the building," he said with a laugh. "Brick, marble, terracotta. I would sit with the engineer and the architect on how to do it, how to attach it. I would show them products that would be available for them, their best options. If they asked about glass, I'd tell them to talk with a glass consultant."

The Demolysrs continued performing until 1986. During the 1970s and 80s, interest in the music of the previous generation sparked oldies and doo-wop revivals in the New York area. The Demolysrs had the chance to perform with the likes of The Platters, The Shirelles and The

Angels at revival shows before calling it quits as a group.

Vignapiano learned about The Villages thanks to a neighborhood reunion he attended in Brooklyn in the 1990s.

"It was at a friend's backyard, and I saw people I hadn't seen in 50 years," he said. "I talked with one old friend who said he had homes in both Staten Island and The Villages. I never heard of The Villages, but my friend explained what it was all about and that got me curious."

At first, Vignapiano wasn't sure if he wanted to sing and perform in Florida's Friendliest Hometown. Then he saw some notices for karaoke shows, and he wanted to check it out.

"I started singing at Bonifay Recreation, then a friend talked to me about putting a club together," he said. "I started singing with Blast from the Past at Moyer Recreation before launching my own shows."

Today, Vignapiano performs

a variety of shows, depending on the audience.

"I do a Las Vegas/'Rat Pack'-style show, a teen idol concert with the music of Frankie Avalon, Bobby Vinton and similar artists; and I'm getting my feet wet with country-style shows," he said. "I love to sing and dance, and I wanted to take advantage of the rec centers and theater rooms to develop an act that Villagers love."

And he has a tradition he follows each and every morning at his home.

"Every morning, I thank God that we found this home in The Villages," he said. "I love the beauty of this place, how well it's taken care of. It's perfect."

Vignapiano also appreciates the support he's received from the community regarding his shows.

"As soon as I announce I'm doing something, people gobble up the tickets," he said. "They're not just fans, they're friends."

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sorrento Pines Community Development District ("District") will hold two public hearings and a regular

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Single Family Lot	90	\$346.06
Unplatted Lands	63.94	\$2,164.81
TOTAL REVENUE:		\$169,571.00

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EAU FACTORS AND O&M ASSESSMENT AMOUNTS AT THE HEARING AND WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained from the District's Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that

local news



Lend A Hand

VOLUNTEER ORGANIZATIONS IN AND AROUND THE VILLAGES

AARP Driver Safety Program for Lake County: 352-343-6190

AARP Driver Safety Program for The Villages, Sumter and Marion Counties: 352-430-1833

AARP Tax-Aide: villagestaxaide.com, newvolunteer@villagestaxaide.com

AARP Tax-Aide Marion County: 352-897-7386, fl1d10taxaide@gmail.com

Abundance of Love: 352-250-3431

Adopt-a-Kid, Adopt-a-Vet: 352-751-5136

Adult Literacy Program: 352-253-6183

Alliance of Therapy Dogs: 352-750-1130, 352-561-2345

Alzheimers and Dementia Resource Center: 407-843-1910 or 800-330-1910, adrccares.org

Alzheimer's Family Organization: 352-616-0170, alzheimersfamily.org, kathleen@alzheimersfamily.org

Alzheimer's Association, Central and North Florida Chapter: 800-272-3900

AMAC Foundation: 888-750-2622, amacfoundation.org,

socialsecurityreport.org

Amateur Radio Emergency Services: 770-316-8692

American Cancer Society; American Cancer Society Cancer Resource Room; American Cancer Society Road to Recovery drivers: 352-350-2273

American Red Cross: Lake County, 352-314-0883; Marion, 352-622-3457; Sumter, 352-793-1901

American Sewing Guild, Sumter/Lake Chapter: 908-406-8999

ARC Sunrise of Central Florida: 352-787-3079

Bargains and Blessings Resale Shop: 352-330-3333

Best Buddies Citizens Group: bestbuddiesthevillages@gmail.com

Big Brothers Big Sisters: 352-587-4994; nancyl@bbbstampabay.org

Boys & Girls Club of Lake and Sumter Counties: 352-787-5258

Brighter Lipstick, Bigger Earrings: 352-399-5319; 352-399-6307

Caring Hands Food Pantry: 352-748-2553

Centsible Furnishings Upscale Resale Shop: 352-245-8774

Christian Care Center: 352-314-8733

Christian Food Pantry: 352-259-0788

Combat Veterans to Careers: 352-775-4008

Community Emergency Response Team:



Caitlyn Jordan | Daily Sun

Cathy Krueger, of the Village of Hemingway, shares some quality time with Arion the cat at the Your Humane Society SPCA in Lake Panasoffkee.

352-674-2948

Community Improvement Council: 352-391-7000

Community Medical Care Center's Free Medical and Dental Care: 352-787-8489

Community of Gratitude Emergency Food Center: 352-288-3499

Compassionate Care Hospice: 352-415-0778

Cornerstone Hospice & Palliative Care: 352-751-3147, 888-728-6234, 352-742-6806

Cypress Care Center: 352-748-3322, 352-748-3683

Dads for a Day Mentoring Ministries: 269-945-2744 or

dadsforaday.org

Day-Break Club of The Villages: Call Jim at 831-595-7284

Disabled American Veterans Chapter 150: 352-674-5097

Dollars for Scholars: 352-633-5281

Dreams for Seniors Charity Inc.: 309-202-2688

Eastport Lions Club: 423-754-0722, cbhjr48@yahoo.com, e-clubhouse.org

Endangered Animals Rescue Sanctuary: 352-454-6454

English as a Second

Language Program: 703-434-2426

Florida's Long-Term Care Ombudsman Program: 888-831-0404

Florida Cancer Specialists: 941-677-7191

Florida Center for the Blind: 352-873-4700

Florida Fish and Wildlife Florida Bass Conservation Center: 352-583-4518

Florida National Cemetery Volunteers: 352-446-4901, pattibeebe@comcast.net

Forward Paths Foundation: 352-435-4524

Freedom Pointe Place Assisted Living Alzheimer/Dementia Care Community: 352-674-3950

Friends for a Cure: 262-331-0238

Friends of The Villages Library: 352-633-3484

Friends of the Lady Lake Library: 352-753-2957

Fruitland Park Elementary School: 352-787-2693

Fruitland Park Library: 352-360-6561

General Federation of Women's Clubs: 352-391-1655

Girl Scouts Silver Trefoil Alumnae: 352-259-0406

Guardian ad Litem: Lake and Marion, 352-817-1546; Sumter, 352-812-6971

Habitat for Humanity of Lake-Sumter: 352-483-0434 ext. 119

Habitat for Humanity of Marion County:

352-351-4663

Haven of Lake and Sumter Counties Inc.: 352-315-0591

Helping Hands Outreach Ministry (homes): 352-750-4529

Homewood of Freedom Pointe Assisted Living Facility: 352-750-3800, ext. 3410

Hometown Civitan Club: 352-753-0517

Hospice of Marion County: 352-873-7441

House of Hope (residential rehab): 352-748-0338; 352-348-0840

Humane Societies: Lake, 352-589-1772; Sumter, 352-793-9117; Marion, 352-873-7387

Kids Central Inc.: 352-873-6332, ext. 3519

Kiwanis Club of Lady Lake: 352-259-8584

Lady Lake Historical Society Museum: 352-259-4359

Lady Lake Specialty Care: 352-750-6619

Lake Griffin State Park: 352-360-6760

Lake Sumter Children's Advocacy Center, Leesburg: 352-323-8303

Lake Sumter Lions Club: 352-502-5966

Langley Medical Center Complex: 352-793-5900, ext. 2942

Lazarus Free Medical Clinic: 352-748-4567

Leesburg Food Bank: 352-326-5463

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Sorrento Pines Community Development District

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Single Family Lot	90	\$346.06
Unplatted Lands	63.94	\$2,164.81
TOTAL REVENUE:		\$169,571.00

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EAU FACTORS AND O&M ASSESSMENT AMOUNTS AT THE HEARING AND WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained from the District's Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised

Please See NEXT PAGE

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

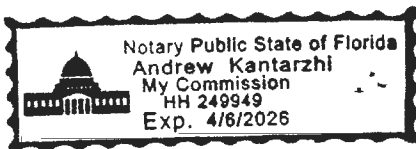
BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Sorrento Pines Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Sorrento Pines Community Development District.
4. I do hereby certify that on June 1st, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Sorrento Pines Community Development District of their rights under Chapters 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Han Liu
By: Han Liu

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 16 day of June 2023, by Han Liu for Wrathell, Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC

Andrew Kantarzhi
Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/2026

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

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

THIS IS NOT A BILL – DO NOT PAY

June 1, 2023

VIA FIRST CLASS MAIL

D R HORTON INC
10192 DOWDEN RD
ORLANDO, FL 32832-5128

RE: Sorrento Pines Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments


Dear Property Owner:

The Sorrento Pines Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**FY 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”), as described in **Exhibit A**, to fund the Proposed Budget for FY 2023/2024, on **June 21, 2023, at 3:00 p.m., and at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **the District’s Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. NOTE THAT THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EAU FACTORS AND O&M ASSESSMENT AMOUNTS AT THE HEARING AND WITHOUT FURTHER NOTICE.**

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Single Family Lot	90	\$346.06
Unplatted Lands	63.94	<u>\$2,164.81</u>
TOTAL REVENUE:		\$169,571.00

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

THIS IS NOT A BILL – DO NOT PAY

June 1, 2023

VIA FIRST CLASS MAIL

GALVIN LAND SERVICES LLC
121 SNELL ISLE BLVD NE
SAINT PETERSBURG, FL 33704

RE: Sorrento Pines Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

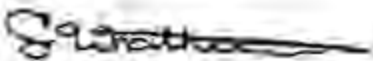
Dear Property Owner:

The Sorrento Pines Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**FY 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”), as described in **Exhibit A**, to fund the Proposed Budget for FY 2023/2024, on **June 21, 2023, at 3:00 p.m., and at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **the District’s Manager, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. NOTE THAT THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EAU FACTORS AND O&M ASSESSMENT AMOUNTS AT THE HEARING AND WITHOUT FURTHER NOTICE.**

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
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Unplatted Lands	63.94	<u>\$2,164.81</u>
TOTAL REVENUE:		\$169,571.00

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

Exhibit B

List of Addresses:

D R HORTON INC, 10192 DOWDEN RD, ORLANDO, FL 32832-5128

GALVIN LAND SERVICES LLC, 121 SNELL ISLE BLVD NE, SAINT PETERSBURG, FL 33704

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2023-36

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sorrento Pines Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method, and pursuant to Sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such assessments by direct bill or on the tax roll; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands

within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Sections 190.021 and 190.022, *Florida Statutes*, a special assessment to fund the Adopted Budget is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. Pursuant to Sections 190.021, 190.022, and 190.026, *Florida Statutes*, the District is authorized to collect the special assessments as set forth below.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** 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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of June, 2023.

ATTEST:

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sorrento Pines Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2023 (Assessment Area One), in the par amount of \$4,205,000 (“Series 2023 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2023 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2023 Bonds on May 18, 2023; and

WHEREAS, as prerequisites to the issuance of the Series 2023 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2023 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2023 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2023 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2023-32 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2023-33 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2023 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2023-32 and 2023-33 on file with the District Manager and as included in the transcript for the Series 2023 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of June, 2023.

ATTEST:

**SORRENTO PINES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

7

June 8, 2023

Sorrento Pines Community Development District
c/o Craig Wrathell, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Additional Phase 1A Stormwater Improvements


Dear Craig,

Pursuant to the *Acquisition Agreement*, dated January 5, 2023 ("**Acquisition Agreement**"), by and between the Sorrento Pines Community Development District ("**District**") and Galvin Land Services, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, to the extent available, the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Developer acknowledges any balance to finish and/or retainage shall be requisitioned by the District for payment to the Developer only upon notice from the District Engineer that such amounts have been paid for by Developer to the contractor.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**


Name: Seth Bennett
Title: Chairperson

Sincerely,
GALVIN LAND SERVICES, LLC

[SIGNATURE ON FOLLOWING PAGE]
Name: _____
Title: _____

June 8, 2023

Sorrento Pines Community Development District
c/o Craig Wrathell, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Additional Phase 1A Stormwater Improvements

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated January 5, 2023 ("**Acquisition Agreement**"), by and between the Sorrento Pines Community Development District ("**District**") and Galvin Land Services, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, to the extent available, the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Developer acknowledges any balance to finish and/or retainage shall be requisitioned by the District for payment to the Developer only upon notice from the District Engineer that such amounts have been paid for by Developer to the contractor.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Sincerely,
GALVIN LAND SERVICES, LLC

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____



Name: MIKE GALVIN
Title: MANAGER

EXHIBIT A

Description of Additional Phase 1A Stormwater Improvements

Additional Surface Water Management¹ – All additional drainage and surface water management systems, as specifically identified below, located within Tracts SW-1 and SW-2 (Stormwater Pond) and the “Drainage Easements,” and “Drainage and Utility Easements,” each as identified on the plat known as *Sorrento Pines Phase 1A*, as recorded at Plat Book 78, Pages 35 - 42, of the Official Records of Lake County, Florida.

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ %
General Conditions & Earthwork (Phase 1A)						
SITE EXCAVATION & EMBANKMENT	\$ 408,820.02	86,750	CY	\$ 2.46	\$ 213,405.00	52.2%
ROW GRADING	\$ 7,626.42	13,149	SY	\$ 0.58	\$ 7,626.42	100.0%
POND GRADING	\$ 12,252.24	37,128	SY	\$ 0.33	\$ 12,252.24	100.0%
OPEN TRACT GRADING	\$ 7,645.77	23,169	SY	\$ 0.33	\$ 7,645.77	100.0%
OFFSITE GRADING	\$ 2,389.75	4,345	SY	\$ 0.55	\$ 2,389.75	100.0%
SEED AND MULCH ROW	\$ 1,125.30	5,115	SY	\$ 0.22	\$ 1,125.30	100.0%
SEED AND MULCH POND BOTTOMS	\$ 4,606.80	20,940	SY	\$ 0.22	\$ 4,606.80	100.0%
SOD B.O.C. - FULL ROW TO SIDEWALK EDGE	\$ 20,406.36	8,034	SY	\$ 2.54	\$ 20,406.36	100.0%
SOD POND SLOPES	\$ 41,117.52	16,188	SY	\$ 2.54	\$ 41,117.52	100.0%
SOD SWALES/PERIMETER SLOPES	\$ 58,849.26	23,169	SY	\$ 2.54	\$ 58,849.26	100.0%
SOD OFFSITE DISTURBED AREAS	\$ 11,036.30	4,345	SY	\$ 2.54	\$ 11,036.30	100.0%
ADDITIONAL POND EXCAVATION	\$ 94,331.86				\$ 94,331.86	100.0%
Subtotal	\$ 670,207.60			Subtotal	\$ 474,792.58	70.8%

Phase 1A Total	\$ 474,792.58
Phase 1A Retainage Reduction (0%)	\$ -
Phase 1A Grand Total	\$ 474,792.58

¹ As noted in Exhibit A to the *Bill of Sale and Limited Assignment [Phase 1A Improvements]*, dated January 9, 2023, the surface water management system costs only included the storm system, RCP pipe, structures, MES, etc. They did not include the cost to excavate the ponds and swales and related stabilization. Exhibit A further noted that the excavation and earthwork may be acquired separately at a later date.

CORPORATE DECLARATION REGARDING COSTS PAID
[ADDITIONAL PHASE 1A STORMWATER IMPROVEMENTS]

I, Mike GALVIN, as MANAGER of Galvin Land Services, LLC, a Florida limited liability company ("Developer"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Mike GALVIN, and I am MANAGER of the Developer. I have authority to make this Declaration on behalf of the Developer.
3. Developer is the developer of certain lands within the Sorrento Pines Community Development District, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes ("District").
4. The District's *Engineer's Report for the Sorrento Pines Community Development District* dated April 11, 2023 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
CORPORATE DECLARATION REGARDING COSTS PAID
[ADDITIONAL PHASE 1A STORMWATER IMPROVEMENTS]**

Executed this 8th day of June, 2023.

GALVIN LAND SERVICES, LLC

Mike Galvin
Name: Mike GALVIN
Title: MANAGER

STATE OF North Carolina
COUNTY OF Transylvania

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this 8th day of June, 2023, by Mike Galvin as Manager of Galvin Land Services, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced Drivers License as identification.

(NOTARY SEAL)



Peggy Evatt
NOTARY PUBLIC, STATE OF North Carolina
Name: Peggy Evatt
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)
Commission Exp. 06/04/2027

EXHIBIT A

Description of Additional Phase 1A Stormwater Improvements

Additional Surface Water Management¹ – All additional drainage and surface water management systems, as specifically identified below, located within Tracts SW-1 and SW-2 (Stormwater Pond) and the “Drainage Easements,” and “Drainage and Utility Easements,” each as identified on the plat known as *Sorrento Pines Phase 1A*, as recorded at Plat Book 78, Pages 35 - 42, of the Official Records of Lake County, Florida.

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OPEN TRACT GRADING	\$ 7,645.77	23,169	SY	\$ 0.33	\$ 7,645.77	100.0%
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SEED AND MULCH ROW	\$ 1,125.30	5,115	SY	\$ 0.22	\$ 1,125.30	100.0%
SEED AND MULCH POND BOTTOMS	\$ 4,606.80	20,940	SY	\$ 0.22	\$ 4,606.80	100.0%
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SOD OFFSITE DISTURBED AREAS	\$ 11,036.30	4,345	SY	\$ 2.54	\$ 11,036.30	100.0%
ADDITIONAL POND EXCAVATION	\$ 94,331.86				\$ 94,331.86	100.0%
Subtotal	\$ 670,207.60			Subtotal	\$ 474,792.58	70.8%

Phase 1A Total	\$ 474,792.58
Phase 1A Retainage Reduction (0%)	\$ -
Phase 1A Grand Total	\$ 474,792.58

¹ As noted in Exhibit A to the *Bill of Sale and Limited Assignment [Phase 1A Improvements]*, dated January 9, 2023, the surface water management system costs only included the storm system, RCP pipe, structures, MES, etc. They did not include the cost to excavate the ponds and swales and related stabilization. Exhibit A further noted that the excavation and earthwork may be acquired separately at a later date.

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[PHASE 1A IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 23 day of February, 2023, by **Brockman Site Development, LLC**, a Florida limited liability company, with an address of 4000 Pipe Down Cove, Sanford, Florida 32771 ("**Contractor**"), in favor of the **Sorrento Pines Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lake County, Florida, with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Agreement Between Owner and Contractor* ("**Contract**") dated August 10, 2021, and between Contractor and Galvin Land Services, LLC, a foreign limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements.

BROCKMAN SITE DEVELOPMENT, LLC

Todd Luke

By: TODD LUKE

Its: PRESIDENT

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23 day of February, 2023, by Todd Luke as President of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Heather L. Nowak

NOTARY PUBLIC, STATE OF Florida

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Description of Phase 1A Improvements

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract RW-1 (Right of Way), RW-2 (Private Roadways) and Tract LS-1 (Lift Station) and all "Utility Easements" and "Drainage and Utility Easements," each as identified in the plat known as *Sorrento Pines Phase 1A*, recorded at Plat Book 78, Pages 35 – 42, of the Official Records of Lake County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes, located within or upon Tracts SW-1 and SW-2 (Stormwater Pond) and the "Drainage Easements" and "Drainage and Utility Easements," each as identified in the plat known as *Sorrento Pines Phase 1A*, recorded at Plat Book 78, Pages 35 – 42, of the Official Records of Lake County, Florida.

Roadways - All public roads, pavement, curbing and other physical improvements located within or upon the rights-of-way designated as Tract RW-1 (Right of Way) and RW-2 (Private Roadways), as identified in the plat known as *Sorrento Pines Phase 1A*, recorded at Plat Book 78, Pages 35 – 42, of the Official Records of Lake County, Florida.

Improvement	Total Amount Paid
Wastewater	\$813,071.34
Potable Water	\$612,776.65
Reclaimed Water	\$293,324.78
Surface Water Management ¹	\$567,918.84
Roadways	\$1,026,165.04
TOTAL:	\$3,313,256.65

¹ The surface water management system costs only include the storm system, RCP pipe, structures, MES, etc. They do not include the cost to excavate the ponds and swales and related stabilization. The excavation and earthwork may be acquired separately at a later date.

DISTRICT ENGINEER'S CERTIFICATE
[ADDITIONAL PHASE 1A STORMWATER IMPROVEMENTS]

 JUNE 8 , 2023

Board of Supervisors
Sorrento Pines Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Poulos & Bennett, LLC ("**District Engineer**"), as District Engineer for the Sorrento Pines Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Galvin Land Services, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report for the Sorrento Pines Community Development District* dated April 11, 2023 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

POULOS & BENNETT, LLC

Stephen K. Saha

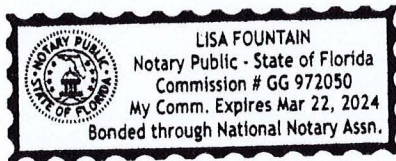
Stephen K. Saha, P.E.

Florida Registration No. 76903

District Engineer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023, by Stephen Saha as District Engineer of Poulos + Bennett, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Lisa Fountain

NOTARY PUBLIC, STATE OF Florida

Name: Lisa Fountain

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Additional Phase 1A Stormwater Improvements

Additional Surface Water Management¹ – All additional drainage and surface water management systems, as specifically identified below, located within Tracts SW-1 and SW-2 (Stormwater Pond) and the “Drainage Easements,” and “Drainage and Utility Easements,” each as identified on the plat known as *Sorrento Pines Phase 1A*, as recorded at Plat Book 78, Pages 35 - 42, of the Official Records of Lake County, Florida.

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OFFSITE GRADING	\$ 2,389.75	4,345	SY	\$ 0.55	\$ 2,389.75	100.0%
SEED AND MULCH ROW	\$ 1,125.30	5,115	SY	\$ 0.22	\$ 1,125.30	100.0%
SEED AND MULCH POND BOTTOMS	\$ 4,606.80	20,940	SY	\$ 0.22	\$ 4,606.80	100.0%
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ADDITIONAL POND EXCAVATION	\$ 94,331.86				\$ 94,331.86	100.0%
Subtotal	\$ 670,207.60				Subtotal \$ 474,792.58	70.8%

Phase 1A Total	\$ 474,792.58
Phase 1A Retainage Reduction (0%)	\$ -
Phase 1A Grand Total	\$ 474,792.58

¹ As noted in Exhibit A to the *Bill of Sale and Limited Assignment [Phase 1A Improvements]*, dated January 9, 2023, the surface water management system costs only included the storm system, RCP pipe, structures, MES, etc. They did not include the cost to excavate the ponds and swales and related stabilization. Exhibit A further noted that the excavation and earthwork may be acquired separately at a later date.

BILL OF SALE AND LIMITED ASSIGNMENT
[ADDITIONAL PHASE 1A STORMWATER IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 8TH day of JUNE, 2023, by and between **Galvin Land Services, LLC**, a Florida limited liability company, with an address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 (“**Grantor**”), and **Sorrento Pines Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, “**AS IS, WHERE IS**”, AND “**WITH ALL FAULTS**”. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all

claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

GALVIN LAND SERVICES, LLC

By: Peggy Evatt
Name: Peggy Evatt

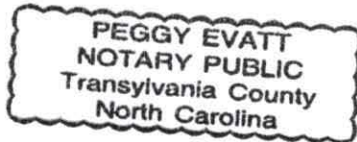
Mike Galvin
Name: Mike GALVIN
Title: MANAGER

By: Tamara Galvin
Name: Tamara Galvin

STATE OF North Carolina
COUNTY OF Transylvania

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of June, 2023, by Mike Galvin as Manager of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced Drivers License as identification.

(NOTARY SEAL)



Peggy Evatt
NOTARY PUBLIC, STATE OF North Carolina

Name: Peggy Evatt
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)
Commission Exp. 06/04/2027

EXHIBIT A

Description of Additional Phase 1A Stormwater Improvements

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Phase 1A Retainage Reduction (0%)	\$ -
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SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Sorrento Pines Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

1. PRIMARY ADMINISTRATIVE OFFICE. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. PRINCIPAL HEADQUARTERS. The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of _____ and within Lake County, Florida.

3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of June, 2023.

ATTEST:

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Sorrento Pines Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of June, 2023.

ATTEST:

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Fruitland Park Library</i>		
<i>604 W. Berckman Street, Fruitland Park, Florida 34731</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July __, 2023	Regular Meeting	__:__ AM/PM
August __, 2023	Regular Meeting	__:__ AM/PM
September __, 2023	Regular Meeting	__:__ AM/PM

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 6,000	\$ -	\$ 6,000
Due from Landowner	6,859	536	7,395
Total assets	<u>\$ 12,859</u>	<u>\$ 536</u>	<u>\$ 13,395</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,859	\$ 536	\$ 7,395
Due to Landowner	-	810	810
Landowner advance	6,000	-	6,000
Total liabilities	<u>12,859</u>	<u>1,346</u>	<u>14,205</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	6,859	-	6,859
Total deferred inflows of resources	<u>6,859</u>	<u>-</u>	<u>6,859</u>
Fund balances:			
Restricted for:			
Debt service	-	(810)	(810)
Unassigned	(6,859)	-	(6,859)
Total fund balances	<u>(6,859)</u>	<u>(810)</u>	<u>(7,669)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,859</u>	<u>\$ 536</u>	<u>\$ 13,395</u>

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 8,909	\$ 75,515	12%
Total revenues	<u>-</u>	<u>8,909</u>	<u>75,515</u>	12%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	10,000	32,000	31%
Legal	1,958	4,482	25,000	18%
Engineering	403	403	2,000	20%
Dissemination agent*	-	-	500	0%
Telephone	17	83	200	42%
Postage	-	-	500	0%
Printing & binding	423	590	500	118%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,801</u>	<u>15,768</u>	<u>75,515</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(4,801)	(6,859)	-	
Fund balances - beginning	(2,058)	-	-	
Fund balances - ending	<u>\$ (6,859)</u>	<u>\$ (6,859)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service		
Cost of issuance	536	810
Total expenditures	536	810
 Excess/(deficiency) of revenues over/(under) expenditures	(536)	(810)
 Fund balances - beginning	(274)	-
Fund balances - ending	\$ (810)	\$ (810)

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Sorrento Pines Community Development District held a Special Meeting on April 11, 2023 at 3:00 p.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	Wrathell, Hunt and Associates, LLC (WHA)
Sarah Sandy (via telephone)	District Counsel
Steve Saha (via telephone)	Interim District Engineer
Ashton Bligh	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:05 p.m. Supervisors Bennett, Noordstar and Gross were present. Supervisor-Elect Galvin was not 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 Supervisor Taryn Galvin [SEAT 4] (the following will 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. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**

- 81 Ms. Bligh presented Resolution 2023-32, which accomplishes the following:
- 82 ➤ This Supplemental Resolution was contemplated when the original bond resolution was
 - 83 adopted in December.
 - 84 ➤ Contains documents as exhibits to sell one series of bonds for Assessment Area One to
 - 85 fund all or a portion of the costs of the public infrastructure for 190 residential units.
 - 86 ➤ Authorizes the forms of documents and execution, including the First Supplemental
 - 87 Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, Rule 15c2-12
 - 88 Certificate and Continuing Disclosure Agreement.
 - 89 ➤ Section 4 lists the findings met so that public sale of the bonds is not required.
 - 90 ➤ Section 5 sets forth the parameters that must be met for the sale of the bonds, including
 - 91 optional redemption terms, maximum interest rate, aggregate principal amount of the bonds,
 - 92 maximum maturity date and the price at which the bonds can be sold to the Underwriter.

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On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, Resolution 2023-32, Authorizing the Issuance of Its Sorrento Pines Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One) (the "Series 2023 Bonds"); Determining Certain Details of the Series 2023 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution And Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2023 Bonds and Awarding the Series 2023 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2023 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2023 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2023 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

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118 Mr. Saha presented the Engineer's Report dated April 11, 2023, reflecting the Capital
119 Improvement Plan (CIP), including all CDD improvements. He noted the following:

120 ➤ Assessment Area One includes 190 units within the CDD's current boundaries. The
121 Boundary Amendment will add an additional 300 units, for a total of 490 units.

122 ➤ Improvements include roadways, stormwater management storm drains and ponds,
123 water, wastewater, reclaim water, hardscape, landscape, irrigation, streetlighting, electrical
124 undergrounding for streetlighting and underground utilities, recreational amenities,
125 professional services and off-site improvements.

126 ➤ Phase 1A estimated cost is \$5,863,252.47, Phase 1B estimated cost is \$5,623,891.77 and
127 the Boundary Amendment Parcel estimated cost is \$12,787,697.92, for a total estimated cost of
128 \$24,274,842.16.

129 ➤ The Engineer's Report constitutes all the improvements that will provide a benefit to the
130 CDD, as a whole.

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132 SIXTH ORDER OF BUSINESS

Presentation of Preliminary First 133 Supplemental Special Assessment 134 Methodology Report 135

136 Mr. Torres reviewed the Preliminary First Supplemental Special Assessment
137 Methodology Report dated April 11, 2023, which is related to Assessment Area One. He noted
138 the following:

139 ➤ The existing CDD boundaries comprising "Assessment Area One" total approximately
140 113.443 acres.

141 ➤ At full buildout, the CIP will total \$24,274,842.17; the Assessment Area One Project
142 accounts for \$11,487,144.25 of the total.

143 ➤ The CDD intends to issue Assessment Area One bonds in an estimated principal amount
144 of \$4,075,000 to fund an estimated \$3,508,500 of the \$11,487,144.25 Assessment Area One
145 Project costs, with the balance of the CIP costs anticipated to be contributed by the Developer
146 and/or financed by future bonds.

147 Mr. Torres discussed the Development Program, Financing Program, Appendix Tables
148 and per unit assessments.

149 Discussion ensued regarding an arrangement between the Developer and the builder
150 whereby the maximum annual debt assessment per lot is not to exceed \$1,500 and the need to
151 make adjustments as necessary to lower the currently reflected anticipated annual debt
152 assessment of \$1,595.74 down to \$1,500.

153 Ms. Sandy noted that this is for the purpose of delegating authority to price the bonds
154 so the amounts are estimated and not final; this step is to set the maximum not-to-exceed
155 amount. Ms. Bligh stated that the numbers presented to the Underwriter were based on a
156 \$1,500 debt assessment amount with no collection discount. The estimated amounts in the
157 Methodology are slightly higher than anticipated to allow leeway; it was contemplated that the
158 annual debt assessment per lot will not be higher than \$1,500. Ms. Sandy stated Table 6 in the
159 Methodology appears to reflect the annual debt service amount per unit is grossed up to
160 include collection costs. The Underwriter will be asked if the targeted \$1,500 amount was
161 intended to include collection costs.

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163 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-33,
Setting Forth the Specific Terms of the
District's Special Assessment Revenue
Bonds, Series 2023; Making Certain
Additional Findings and Confirming and/or
Adopting a Supplemental Engineer's
Report and a Supplemental Assessment
Report; Delegating Authority to Prepare
Final Reports and Update this Resolution;
Confirming the Maximum Assessment Lien
Securing the Bonds; Addressing the
Allocation and Collection of the
Assessments Securing the Bonds;
Addressing Prepayments; Addressing True-
Up Payments; Providing for the
Supplementation of the Improvement Lien
Book; and Providing for Conflicts,
Severability and an Effective Date**

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182 Ms. Sandy recommended adopting Resolution 2023-33 and reiterated that this process
183 sets the not-to-exceed amount so, whether the \$1,500 per lot debt assessment amount is net

184 or gross, is factored into the final pricing of the bonds so that, once the bonds are priced, the
185 Methodology Report is updated to reflect the correct amount.

186 Ms. Sandy presented Resolution 2023-33, which is the Supplemental Assessment
187 Resolution with delegation authority; it accomplishes the following:

- 188 ➤ Confirms the prior Master Assessments Lien that the CDD levied.
- 189 ➤ Approves the Engineer’s and Assessment Methodology Supplemental Reports.
- 190 ➤ Delegates authority to set the Supplemental Assessment Liens when bonds are priced.
- 191 ➤ Provides for the allocation and collection of the assessments.

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193 **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor,**
 194 **Resolution 2023-33, in substantial form, Setting Forth the Specific Terms of the**
 195 **District’s Special Assessment Revenue Bonds, Series 2023; Making Certain**
 196 **Additional Findings and Confirming and/or Adopting a Supplemental**
 197 **Engineer’s Report and a Supplemental Assessment Report; Delegating**
 198 **Authority to Prepare Final Reports and Update this Resolution; Confirming the**
 199 **Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and**
 200 **Collection of the Assessments Securing the Bonds; Addressing Prepayments;**
 201 **Addressing True-Up Payments; Providing for the Supplementation of the**
 202 **Improvement Lien Book; and Providing for Conflicts, Severability and an**
 203 **Effective Date, was adopted.**

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206 **EIGHTH ORDER OF BUSINESS**

Consideration of Forms of Issuer’s Counsel Documents

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209 Mr. Bligh presented and explained the following documents that the CDD will enter into
210 in connection with issuance of the bonds:

211 **A. Collateral Assignment**

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213 **On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the**
 214 **Collateral Assignment, in substantial form, was approved.**

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217 **B. Completion Agreement**

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219 **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor,**
 220 **the Completion Agreement, in substantial form, was approved.**

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222 C. Declaration of Consent

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224 On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor,
225 the Declaration of Consent, in substantial form, was approved.

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228 D. Disclosure of Public Finance

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230 On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor,
231 the Disclosure of Public Finance, in substantial form, was approved.

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234 E. Notice of Special Assessments

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236 On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor,
237 the Notice of Special Assessments, in substantial form, was approved.

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240 F. True-Up Agreement

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242 On MOTION by Mr. Gross and seconded by Mr. Bennet, with all in favor, the
243 True-Up Agreement, in substantial form, was approved.

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246 NINTH ORDER OF BUSINESS

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Consideration of Resolution 2023-34,
Approving a Proposed Budget for Fiscal
Year 2023/2024 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 2023-34. The following changes will be made to the
proposed Fiscal year 2024 budget:

“Arbitrage rebate calculation” line item: Budget \$1,000

“Trustee” line item: Budget \$6,500

259 Mr. Torres reviewed the proposed Fiscal Year 2024 budget, noting increases, decreases
260 and adjustments compared to the Fiscal Year 2023 budget.

261

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2023-34, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 21, 2023 at 3:00 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.

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271 **TENTH ORDER OF BUSINESS**

Consideration of Kutak Rock LLP Retention and Fee Agreement

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274 Ms. Sandy presented the Kutak Rock LLP Retention and Fee Agreement.

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On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the Kutak Rock LLP Retention and Fee Agreement, was approved.

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280 **ELEVENTH ORDER OF BUSINESS**

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

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285 This item was deferred.

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287 **TWELFTH ORDER OF BUSINESS**

Consideration of 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

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294 This item was deferred.

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296 **THIRTEENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of February 28, 2023

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On MOTION by Mr. Bennett and seconded by Mr. Noordstar with all in favor, Unaudited Financial Statements as of February 28, 2023, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of February 13, 2023 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Bennett and seconded by Mr. Noordstar with all in favor, the February 13, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel: Kutak Rock, LLP**
 - B. District Engineer (Interim): Poulos & Bennett**
 - C. District Manager: Wrathell, Hunt and Associates, LLC**
- District Counsel and the District Engineer had nothing additional to report.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be June 21, 2023 at 3:00 p.m.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 3:42 p.m.

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341 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 21, 2023

Daphne Gillyard, Director of Administrative Services
2300 Glades Rd., Suite 410W
Boca Raton, FL 33431

Re: District Counts

The number of registered voters within the Sorrento Pines Community Development District as of April 15, 2023 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in black ink that reads 'D. Alan Hays'.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship