

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Creekview Community Development District was held on August 27, 2021, at 10:00 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

Present at the meeting were:

Liam O'Reilly	Chair
Allen Skinner	Vice Chair
Richard Skinner (via telephone)	Assistant Secretary
Gregg Kern	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski	District Counsel
Scott Wild	District Engineer
Joe Cornelius	GreenPointe Developers, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:07 a.m. The five initial Board Members named on the petition to create the CDD were Mr. Allen Skinner, Mr. Richard Skinner, Mr. Blake Weatherly, Mr. Greg Kern and Mr. Liam O'Reilly. Discussion ensued regarding the Landowners' meeting, Bradley Creek holdings and Bradley Creek, LLC.

Mr. Wrathell stated Mr. Allen Skinner, Mr. Kern and Mr. O'Reilly were present, in person. Mr. Richard Skinner was attending via telephone. Mr. Weatherly was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

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

The Board Members chose to receive compensation for attendance at meetings.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Allen Skinner, Mr. Kern, and Mr. O’Reilly. The Oath of Office would be administered to Mr. Richard Skinner at the next meeting. Mr. Wrathell provided and briefly explained the following items:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, and Assistant Secretaries of the Creekview Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01. Mr. O’Reilly nominated the following:

- | | |
|-----------------|---------------------|
| Liam O’Reilly | Chair |
| Allen Skinner | Vice Chair |
| Craig Wrathell | Secretary |
| Richard Skinner | Assistant Secretary |
| Gregg Kern | Assistant Secretary |
| Blake Weatherly | Assistant Secretary |
| Cindy Cerbone | Assistant Secretary |
| Kristen Suit | Assistant Secretary |

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, and Assistant Secretaries of the Creekview Community Development District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Treasurer and Assistant Treasurer of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-02. The following nominations were made:

- | | |
|----------------|---------------------|
| Craig Wrathell | Treasurer |
| Jeff Pinder | Assistant Treasurer |

No other nominations were made.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-02, Designating a Treasurer and Assistant Treasurer of the District, as nominated, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Designating a Date, Time and Location for the Landowners’ Meeting of the District, and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-03.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-03, Designating a Date, Time and Location of September 28, 2021 at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003, for the Landowners’ Meeting of the District, and Providing an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2021-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

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

Mr. Wrathell presented Resolution 2021-04. The following adjustment was made to the Agreement:

Page 15, Fee Schedule, Item 2: Change \$5,500 annually to \$5,000 annually

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, with the amendment to the Fee Schedule, was adopted.

- B. Resolution 2021-05, Appointing District Counsel for the District, and Authorizing Compensation and Providing for an Effective Date**

- **Fee Agreement: *KE LAW GROUP, PLLC***

Mr. Wrathell presented Resolution 2021-05.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-05, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation and Providing for an Effective Date, was adopted.

- C. Resolution 2021-06, Designating a Registered Agent and Registered Office of the District; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-06.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-06, Designating Wrathell, Hunt and Associates, LLC, as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

- D. Resolution 2021-07, Appointing an Interim District Engineer, Authorizing its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *England-Thims & Miller, Inc.***

Mr. Wrathell presented Resolution 2021-07 and the Interim Engineering Services Agreement with England-Thims & Miller, Inc. (ETM).

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-07, Appointing England-Thims & Miller, Inc., as Interim District Engineer for the District, Authorizing its Compensation and Providing for an Effective Date, was adopted.

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

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

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.

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

The consensus of the Board was to accept compensation for attendance at meetings.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, acceptance of Board Member compensation, was approved.

- G. Resolution 2021-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred to the next meeting.

- H. Resolution 2021-09, Setting Forth the Policy of the Creekview Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-09. The Resolution sets forth the CDD’s Policy for the support and legal defense of Board Members and Staff specifically related to CDD activities.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-09, Setting Forth the Policy of the Creekview Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted.

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

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, authorizing Staff to obtain General Liability and Public Officers’ insurance and authorizing the Chair to execute, was approved.

- I. **Resolution 2021-10, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-10. This Resolution sets forth the CDD’s policy and outlines the procedures for public comments.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-10, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2021-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2021-11.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-11, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2021-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-12. This grants the Chair or the Vice Chair, in concert with the District Engineer, District Counsel and Staff, the authority to execute certain documents, between meetings, to avoid construction delays.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-12, Granting the Chair and Vice Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2021-13, Ratifying the Recording of the Notice of Establishment of the Creekview Community Development District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-13, Ratifying the Recording of the Notice of Establishment of the Creekview Community Development District and Providing for an Effective Date, was adopted.

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

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

Mr. Wrathell presented the RFP For Annual Audit Services and Auditor Selection Evaluation Criteria.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the Request for Proposals for Annual Auditing Services and Ranking Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee , was approved.

N. Strange Zone, Inc., Quotation #M21-1010 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the Strange Zone, Inc., Quotation #M21-1010 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

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

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and to affix an ADA Site Compliance seal on the homepage. The cost is \$210 per year.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-14, Designating the Date, Time and Place of a Public Hearing and Authorizing Publication of a Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date.

Mr. Wrathell presented Resolution 2021-14.

I. Rules of Procedure

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The Rules of Procedure and Notices were included for informational purposes.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-14, Designating October 26, 2021 at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003, as the Date, Time and Place of a Public Hearing and Authorizing Publication of a Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2021-15, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-14.

The following change was made to the Fiscal Year 2022 meeting schedule:

TIME: Change "10:30 a.m." to "9:30 a.m."

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-15, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.

R. Resolution 2021-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-16. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2021-17, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-17. Management recommended SunTrust Truist Bank as the Qualified Public Depository for the CDD’s accounts.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-17, Designating SunTrust Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2021-18, Directing Wrathell, Hunt & Associates, LLC, to Establish a Local Bank Account for the District and Appoint Signors on the Account; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-18. The Chair, Treasurer and Assistant Treasurer will be authorized signors. Funding requests should be sent to Mr. Liam O’Reilly.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-18, Directing Wrathell, Hunt & Associates, LLC, to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date, was adopted.

C. Resolution 2021-19, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-19.

On MOTION by Mr. O’Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-19, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2021-20, Approving a Proposed Budget for Fiscal Year 2020/2021 and 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-20. He reviewed the proposed Fiscal Year 2021 and proposed Fiscal Year 2022 budgets.

Regarding the proposed Fiscal Year 2021 budget, Staff would double check the \$7,500 "Management fee" line item, on Page 1. Regarding Page 1 of the proposed Fiscal Year 2022 budget, Staff would add \$5,000 to the "Debt service Accounting" for pro-ration.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-20, Approving a Proposed Budget for Fiscal Years 2020/2021 and 2021/2022, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for October 26, 2021 at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2020/2021 and 2021/2022 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2020/2021 and 2021/2022 Budget Funding Agreement. The Developer would provide funding on an as-needed basis.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the Fiscal Year 2020/2021 and 2021/2022 Budget Funding Agreement, was approved.

C. Resolution 2021-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-21, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. Resolution 2021-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-22, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2021-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-23.

On MOTION Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2021-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2021-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2021-25. District Management already has these policies in place as part of the annual audit process.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing for an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. O'Reilly and seconded by Mr. Allen Skinner, with all in favor, the Bond Financing Team Funding Agreement between the Creekview CDD and GreenPointe Developers, LLC, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2021-26, Appointing an Investment Banker in Contemplation of the Issuance of Creekview Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

Mr. Wrathell presented Resolution 2021-26. The Underwriter's fee would be 2% of the par amount of the bonds issued.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-26, Appointing FMSbonds, Inc., as Investment Banker in Contemplation of the Issuance of Creekview Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2021-27, Appointing Bond Counsel in Contemplation of the Issuance of Creekview Community Development District Special Assessment Revenue Bonds [Akerman, LLP]

Mr. Wrathell presented Resolution 2021-27. Mr. Peter Dame would serve as Bond Counsel for the District. The cost of the first bond issuance would be \$40,000.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor Resolution 2021-27, Appointing Akerman, LLP as Bond Counsel in Contemplation of the Issuance of Creekview Community Development District Special Assessment Revenue Bonds, was adopted.

III. Resolution 2021-28, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Creekview Community Development District Bonds [U.S. Bank, N.A.]

Mr. Wrathell presented Resolution 2021-28.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-28, Appointing U.S. Bank, N.A., as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Creekview Community Development District Bonds, was adopted.

C. Resolution 2021-29, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-29 and read the title.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-29, Designating a Date, Time, and Location of October 26, 2021 at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Capital Improvement Plan

Mr. Wild presented the Capital Improvement Plan (CIP) Report, dated August 26, 2021. The Master Infrastructure total was \$90,549,000.

A Board Member asked what the difference was between the August 2, 2021 and August 26, 2021 versions. Mr. Wild stated there was a typographical error in the total amount on Page 2. Asked about the need for Board approval, Ms. Kilinski stated the CIP Report is included in the items approved in the Delegation Resolution.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated August 23, 2021. He noted the pertinent data in each Section, including the special and general benefits, the CIP, project costs, Equivalent Residential Unit (ERU) weightings, bond issuances and the Appendix Tables on Pages 11 through 13.

F. Resolution 2021-30, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date.

Mr. Wrathell presented Resolution 2021-30 and read the title. The assessment Public Hearing was set for October 26, 2021 at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003. Ms. Kilinski stated the estimated master infrastructure cost is \$90,540,000 and the round up figure in the Master Methodology is \$115,325,000.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-30, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2021-31, Authorizing the Issuance of Not Exceeding \$115,325,000 Principal Amount Creekview Community Development District Special Assessment Revenue Bonds, In One or More Series; for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Kilinski presented Resolution 2021-31. This Resolution accomplishes the following:

- Approves the forms of the Master Trust Indenture.
- Appoints U.S. Bank as Trustee.
- Certifies that the Resolution was adopted during the meeting.

Ms. Kilinski stated a bond validation complaint would be filed after all the Resolutions are executed following this meeting.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, Resolution 2021-31, Authorizing the Issuance of Not Exceeding \$115,325,000 Principal Amount Creekview Community Development District Special Assessment Revenue Bonds, In One or More Series; for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was nothing further to report.

B. District Engineer (Interim): *England-Thims & Miller, Inc.*

There was nothing further to report.

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

There was nothing further to report.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. O'Reilly and Seconded by Mr. Allen Skinner, with all in favor, the meeting adjourned at 11:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair