

**MINUTES OF MEETING  
LAKE DEER  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held Tuesday, **August 2, 2022** at 2:00 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	KE Law Group
Molly Banfield <i>via Zoom</i>	Dewberry
Rey Malave <i>via Zoom</i>	Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that no members of the public were in attendance or on Zoom and they closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 7, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 7, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. Ms. Burns noted that Mr. Arnette's would be updated to reflect the correct spelling.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Minutes of the June 7, 2022 Board of Supervisors Meeting, were approved.
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August 2, 2022

Lake Deer CDD

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Revised and Amended Engineer’s Report**

Mr. Malave presented the revised and amended engineer’s report, noting that they had modified the acreage to be 166 acres due to the fact that they had vacated the right-of-ways and they were part of the land, which was part of the development and CDD boundary. He added they were updating the tables as a result of that.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart with all in favor, the Revised and Amended Engineer’s Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Updated Supplemental Assessment Methodology dated August 2, 2022**

Ms. Burns presented the updated Supplemental Assessment Methodology, with the correct bond sizing provided by FMS. Changes were included within the tables, as well as the update of the acreage as discussed prior. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Updated Supplemental Assessment Methodology dated August 2, 2022, was approved as amended.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06 Supplemental Assessment Resolution (to be provided under separate cover)**

Ms. Burns presented the resolution, noting that they would be continuing the meeting to discuss further after the assessment was priced. This item was tabled to the continued meeting.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget**

**i. Consideration of Resolution 2022-07 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns asked for a motion to open the public hearing.

August 2, 2022

Lake Deer CDD

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Closing the Public Hearing, was approved.

Ms. Burns presented the resolution, noting that the budget would be developer funded as costs were incurred. She asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-07 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement**

Ms. Burns presented the agreement, noting that it was with Lake Deer Development, LLC. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Fiscal Year 2022/2023 Developer Funding Agreement, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023**

Ms. Burns presented the resolution, suggesting that the date and time be the third Wednesday of every month at 2:15 p.m. at the same location. The Board had no changes to the proposed meeting schedule.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

August 2, 2022

Lake Deer CDD

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that he did not have anything further to report.

**B. Engineer**

Mr. Malave had nothing further to report.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register, noting the total was \$122,577.78. She asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that this was their unaudited financials through the end of June. This did not require any Board action.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, the meeting was continued to August 22, 2022 at 10:00 a.m.

*Jill Burns*

Secretary/Assistant Secretary

*Rennie Heath*

Chairman/Vice Chairman