

**MINUTES OF MEETING
REFLECTION BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Reflection Bay Community Development District held Public Hearings and a Regular Meeting on June 12, 2024 at 11:00 a.m., at the offices of WGI, 2035 Vista Parkway, West Palm Beach, Florida 33411.

Present were:

Michael Caputo
Justin Frye
Jon Seifel

Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Travis Douglas

District Manager
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:00 a.m.

Supervisors Caputo, Seifel and Frye were present. Supervisors Smith and Fife were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

C. Engineer’s Report (for informational purposes)

Mr. Kantarzhi stated that this is the most recent version of the Engineer’s Report.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Kantarzhi stated that this is the most recent version of the Master Special Assessment Methodology Report.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessments.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2024-31, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Kantarzhi presented Resolution 2024-31 and read the title.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2024-31, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; with all reports in substantial form, and Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-29, Ratifying the Amendment to Resolution 2024-21 to Re-set the Date and Time of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-29.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2024-29, Ratifying the Amendment to Resolution 2024-21 to Re-set the Date and Time of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2024-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2024-32 and read the title.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-33, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-33. He reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-33, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-34. He reviewed the proposed Fiscal Year 2025 budget, which is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-22, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Mr. Frye and seconded by Mr. Caputo with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 30, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Approval of April 30, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the bond validation hearing will be on June 24, 2024. If the hearing goes as planned, the CDD will be in a position to issue bonds around the first week in August 2024. It will be necessary to hold a meeting to authorize the sale of the bonds.

Mr. Kantarzhi stated that the consensus was to hold the next meeting on July 8, 2024 at 3:00 p.m., at this location.

B. District Engineer (Interim): WGI

There was no report.

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

- **NEXT MEETING DATE: TBD [Adoption of Delegation Resolution]**

The next meeting will be held on July 8, 2024, 2024 at 3:00 p.m.

Mr. Kantarzhi reminded everyone to register and file Form 1 electronically with the Commission on Ethics.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 11:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair