MINUTES OF MEETING
LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Langley South Community Development District was held on October 30, 2023, immediately following the landowners' meeting at 11:00 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present at the meeting were:

Nora Schuster	Chair
Susan Kane	Assistant Secretary
Shane Willows	Assistant Secretary
Daniel Evans	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jere Earlywine	District Counsel
Bennett Davenport	Kutak Rock LLP
David Stokes (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel
Renee Baxter	Taylor Morrison

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:03 a.m., and noted that the Landowners' Election was held just prior to this meeting. Supervisors-Elect Daniel Evans, Shane Willows and Nora Schuster were present. Supervisor-Elect Susan Kane was not present at roll call. Supervisor-Elect Daniel LaRosa was not present.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Daniel Evans, Mr. Shane Willows and Ms. Nora Schuster.

Ms. Susan Kane joined the meeting at 11:05 a.m.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Susan Kane.

SECOND ORDER OF BUSINESS **Public Comments**

There were no comments from the public.

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

The Oaths of Office were administered during the First Order of Business.

Ms. Cerbone provided and discussed the following and noted that the Supervisors are already familiar with these 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

Mr. Earlywine distributed the Form 8B to each Board Member for them to disclose their employment and/or business affiliation with the Landowner; these forms will be kept on file and attached to meeting minutes when necessary. Ms. Cerbone noted that the Form 8B distributed has the incorrect CDD name. Mr. Earlywine stated that the Board Members can strike out the incorrect information and insert "Langley South" as the CDD name.

Ms. Cerbone discussed email usage, recordkeeping and public records requests.

Mr. Earlywine discussed the requirement for Supervisors to complete a four-hour ethics continuing education course every year; the requirement will become effective on January 1, 2024. Staff will email information regarding free courses.

▪ **Resolution 2024-07, Appointing an Interim District Engineer for the Langley South Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

This item, previously Item 6E, was presented out of order.

• **Interim Engineering Services Agreement: Madden, Moorhead & Stokes, LLC**

Ms. Cerbone presented Resolution 2024-07 and the Interim Engineering Services Agreement.

On MOTION by Mr. Willows and seconded by Ms. Schuster, with all in favor, Resolution 2024-07, Appointing an Interim District Engineer for the Langley South Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

- **Engagement of Bond Financing Professionals**

This item, previously Item 9B, was presented out of order.

Mr. Earlywine presented the following:

I. Underwriter/Investment Banker: FMSbonds, Inc.

II. Bond Counsel: Greenberg Traurig, PA

III. Trustee, Paying Agent and Registrar: US Bank, NA

On MOTION by Mr. Evans and seconded by Mr. Willows, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure, Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services and US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

- **Presentation of Master Engineer's Report**

This item, previously Item 9D, was presented out of order.

Mr. Stokes presented the Engineer's Report dated September 2023 and the Capital Improvement Plan (CIP); the CIP Cost Estimate totals approximately $44.6 million for all the improvements within the community.

Mr. Earlywine noted that, for purposes of the assessment process, there must be a finding that costs are reasonable and consistent with market conditions and that the project benefits the properties within the CDD's boundaries, both of which are stated in the Report.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Master Engineer's Report dated September 2023, in substantial form, was approved.

- **Presentation of Master Special Assessment Methodology Report**

This item, previously Item 9E, was presented out of order.

Ms. Cerbone presented the Master Special Assessment Methodology Report and noted that the date will be changed to "September 2023" to be consistent with the District Engineer's Report. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits, True-up Mechanism and the Appendix Tables and Exhibits. She noted the following:

➢ The description of the CDD, the number of acres and the number of planned units are all consistent with the District Engineer's Report.

➢ The proposed financing plan provides for issuance of bonds in the approximate principal amount of $61,110,000 to finance approximately $44,428,854 in CIP costs, as reflected in the Engineer's Report.

➢ The current development plan envisions 1,053 residential units. including single-family 40' units, single-family 50' units, single-family 60' units and townhomes.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Master Special Assessment Methodology Report dated September 2023, in substantial form, was approved.

Mr. Earlywine stated the Legal Description in the agenda is the correct legal description for the Langley South CDD; however, it is incorrectly titled "Ormond Station CDD"; the Exhibit will be revised accordingly.

- **Resolution 2024-28, Authorizing the Issuance of Not to Exceed $60,000,000 Aggregate Principal Amount of Langley South Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition And Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Any Acquisition of Interests in Real Property Relating Thereto; Water, Wastewater And Reclaimed Water Systems Including Connection Fees, if Applicable; Hardscaping, Landscaping and Irrigation in Public Rights-of-Way; Roadway Improvement Including Impact Fees, if Applicable; Onsite Conservation and Mitigation; the Differential Cost of Undergrounding Electric Utilities; Professional Fees and Related Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the**

Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Langley South Community Development District (Except as Otherwise Provided Herein), Lake County, Florida, The State of Florida or of Any Other Political Subdivision Thereof, But shall Be Payable Solely From Special Assessments Assessed And Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

This item, previously Item 9G, was presented out of order.

Mr. Sanford stated that Resolution 2024-28 is known as the Authorizing Validation Resolution. He asked if the maximum principal amount of bonds should be increased to $62 million to better match the Assessment Methodology. Mr. Earlywine replied affirmatively.

Mr. Sanford stated that Resolution 2024-28 accomplishes the following:

- Authorizes issuance of not to exceed $62,000,000 aggregate principal amount of bonds.
- Approves the forms of certain documents attached to the Resolution, including the Trust Indenture, Bond Purchase Agreement and Escrow Deposit Agreement.
- Appoints US Bank as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

Mr. Sanford stated that some requested modifications were made to the form of the Resolution in the agenda, including the project description, description of off-site improvements and cleanup items; the changes were made but Staff did not have the means to print a new version of the Resolution for the meeting.

Mr. Sanford presented Resolution 2024-28 and requested that the revised version of the Resolution, with the additional change discussed regarding increasing "$60,000,000" to "$62,000,000" be the version adopted.

Mr. Earlywine stated it should be made clear that the motion includes those changes, which were submitted to Mr. Sanford late.

On MOTION by Mr. Evans and seconded by Mr. Willows, with all in favor, Resolution 2024-28, amended as discussed to increase the amount from $60,000,000 to $62,000,000 and to include the changes made by Mr. Sanford just prior to the meeting but not in time for the revised versions to be included in the agenda, Authorizing the Issuance of Not to Exceed $62,000,000 Aggregate Principal Amount of Langley South Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition And Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Any Acquisition of Interests in Real Property Relating Thereto; Water, Wastewater And Reclaimed Water Systems Including Connection Fees, if Applicable; Hardscaping, Landscaping and Irrigation in Public Rights-of-Way; Roadway Improvement Including Impact Fees, if Applicable; Onsite Conservation and Mitigation; the Differential Cost of Undergrounding Electric Utilities; Professional Fees and Related Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Langley South Community Development District (Except as Otherwise Provided Herein), Lake County, Florida, The State of Florida or of Any Other Political Subdivision Thereof, But shall Be Payable Solely From Special Assessments Assessed And Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

Mr. Earlywine discussed the bond issuance processes and estimated that the validation hearing might be held in February 2024 and funds might be received in March 2024.

Mr. Sanford and Mr. Stokes left the call at 11:30 a.m.

Discussion ensued regarding deadlines for inclusion on the tax roll, meeting dates, meeting locations, etc.

- **Resolution 2024-27, 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**

This item, previously Item 9F, was presented out of order.

Ms. Cerbone presented Resolution 2024-27 and read the title.

On MOTION by Mr. Willows and seconded by Mr. Evans, with all in favor, Resolution 2024-27, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for January 11, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-01 and recapped the results of the Landowners' Election, which will be inserted into Sections 1 and 2, as follows:

Seat 1	Nora Schuster	254 votes	4-Year Term
Seat 2	Daniel LaRosa	254 votes	4-Year Term
Seat 3	Susan Kane	253 votes	2-Year Term
Seat 4	Shane Willows	253 votes	2-Year Term
Seat 5	Daniel Evans	253 votes	2-Year Term

On MOTION by Mr. Willows and seconded by Mr. Evans, with all in favor, Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-02. Ms. Kane nominated the following slate:

Chair	Nora Schuster
Vice Chair	Daniel LaRosa
Secretary	Craig Wrathell
Assistant Secretary	Susan Kane
Assistant Secretary	Shane Willows
Assistant Secretary	Daniel Evans
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Willows and seconded by Ms. Schuster, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

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

Ms. Cerbone presented Resolution 2024-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to $2,000 per month until bonds are issued.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Cerbone presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-05.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-05, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 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 2024-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

E. Resolution 2024-07, Appointing an Interim District Engineer for the Langley South Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Madden, Moorhead & Stokes, LLC**

This item was presented following the Third Order of Business.

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

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Ms. Schuster and seconded by Mr. Evans, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

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

The Board Members declined compensation.

H. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-08.

On MOTION by Mr. Willows and seconded by Ms. Kane, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date, was adopted.

I. Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-09.

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

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2024-10, 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

Ms. Cerbone presented Resolution 2024-10.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-10, 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.

K. Resolution 2024-11, 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

Ms. Cerbone presented Resolution 2024-11.

On MOTION by Mr. Evans and seconded by Ms. Kane, with all in favor, Resolution 2024-11, 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, was adopted.

L. Resolution 2024-12, 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 a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-12. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, Resolution 2024-12, 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 a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District

Ms. Cerbone presented Resolution 2024-13.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, was adopted.

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

Ms. Cerbone presented the RFP For Annual Audit Services.

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

On MOTION by Mr. Willows and seconded by Ms. Kane, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

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

Ms. Cerbone presented the ADA Site Compliance proposal.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2024-14 and the accompanying Exhibits.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-14, to Designate Date, Time and Place of January 11, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-15, 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

Ms. Cerbone presented Resolution 2024-15.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: Second Thursday of each month

TIME: 10:30 AM

LOCATION: City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-15, 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, was adopted.

S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-16.

On MOTION by Ms. Kane and seconded by Ms. Schuster, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

Ms. Cerbone stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed, a Report will be prepared and submitted when required.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2024-17, Designating a Public Depository for Funds of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-17.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-17, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-18.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2024-19, 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

Ms. Cerbone presented Resolution 2024-19 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-19, Approving A Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law on January 11, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2023/2024 Budget Funding Agreement

Ms. Cerbone presented the Fiscal Year 2023/2024 Budget Funding Agreement.

The following change was made:

Page 1 and where appropriate: Change "TM Langley Member LLC" to "LT Langley, LLC"

Funding requests will be submitted to Mr. Kevin LaRue; copies will be submitted to Ms. Schuster and Mr. Evans.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, as amended, was approved.

C. Resolution 2024-20, 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

Ms. Cerbone presented Resolution 2024-20.

On MOTION by Ms. Kane and seconded by Mr. Evans, with all in favor, Resolution 2024-20, 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 2024-21, 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

Ms. Cerbone presented Resolution 2024-21 and discussed the processes for unbudgeted emergency expenses.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-21, 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 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2024-22.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-23.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-23, 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 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Cerbone presented Resolution 2024-24.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date

Ms. Cerbone presented Resolution 2024-25 and read the title.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-25, Authorizing a Direct Purchasing Agent and Related Work Authorization; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; And Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

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

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

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Cerbone presented the Bond Financing Team Funding Agreement.

The following change was made:

Page 1 and where appropriate: Change “TM Langley Member LLC” to “LT Langley, LLC”

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Bond Financing Team Funding Agreement, as amended and in substantial form, was approved.

B. Engagement of Bond Financing Professionals

This item was presented following the Third Order of Business

C. Resolution 2024-26, 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

Ms. Cerbone presented Resolution 2024-26 and read the title.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2024-26, Designating a Date, Time, and Location of January 11, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715 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 Master Engineer's Report

This item was presented following the Third Order of Business.

E. Presentation of Special Assessment Methodology Report

This item was presented following the Third Order of Business.

F. Resolution 2024-27, 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

This item was presented following the Third Order of Business

G. Resolution 2024-28, Authorizing the Issuance of Not to Exceed $60,000,000 Aggregate Principal Amount of Langley South Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition And Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Any Acquisition of Interests in Real Property Relating Thereto; Water, Wastewater And Reclaimed Water Systems Including Connection Fees, if Applicable; Hardscaping, Landscaping and Irrigation in Public Rights-of-Way; Roadway Improvement Including Impact Fees, if Applicable; Onsite Conservation and Mitigation; the Differential Cost of Undergrounding Electric Utilities; Professional Fees and Related Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Langley South Community Development District (Except as Otherwise Provided Herein), Lake County, Florida, The State of Florida or of Any Other Political Subdivision Thereof, But shall Be Payable Solely From Special Assessments Assessed And Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

This item was presented following the Third Order of Business.

H. Resolution 2024-29, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-29 and read the title.

Mr. Earlywine discussed authorizing Staff to take action between meetings and noted that District Management must be made aware of all deeds, contracts, etc.

On MOTION by Mr. Evans and seconded by Mr. Willows, with all in favor, Resolution 2024-29, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions as Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Resolution 2024-30, Directing the District Manager to Appoint Signatories on Bond Related Accounts; Authorizing an Incumbency Certificate; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-30 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2024-30, Directing the District Manager to Appoint Signatories on Bond Related Accounts; Authorizing an Incumbency Certificate; and Providing an Effective Date, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Construction Related Items**

Mr. Earlywine presented the following:

A. Acquisition Agreement

The following change was made:

Page 1 and where appropriate: Change "TM Langley Member LLC" to "LT Langley, LLC"

It was noted that the blank will be filled in to reflect the date of the Engineer's Report adopted at today's meeting.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Acquisition Agreement, as amended and in substantial form, was approved.

B. Temporary Construction and Access Easement Agreement

The following change was made:

Page 1 and where appropriate: Change "TM Langley Member LLC" to "LT Langley, LLC"

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Temporary Construction and Access Easement Agreement, as amended and in substantial form, was approved.

Mr. Earlywine stated that corrected signature pages reflecting the correct Developer entity will be prepared and circulated for signatures.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Madden Moorehead & Stokes, LLC

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

There were no Staff reports.

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

A Board Member asked about the language in the True-Up, should the number of units change. Mr. Earlywine stated the restriction pertaining to assessments will only attach when the first series of bonds is issued.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the meeting adjourned at 12:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Cerbone
____
Secretary/Assistant Secretary

Nora Schuster
____
Chair/Vice Chair