

**MINUTES OF MEETING
LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Langley South Community Development District held a Regular Meeting on November 14, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present at the meeting were:

Nora Schuster
Susan Kane
Christopher Forbes

Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Cindy Cerbone
Chris Conti
Bennett Davenport (via telephone)
David Stokes (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:32 a.m.

Supervisors Schuster, Kane and Forbes were present. Supervisors Fidler and LaRosa were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Engineer's Report

Mr. Stokes stated that the Engineer's Report remains largely unchanged. There was an update to the legal to be included and a few minor updates.

Ms. Schuster asked for a map. Ms. Cerbone stated the preference is a color-coded map reflecting ownership and/or responsibility of the various improvements, by entity.

Mr. Stokes will prepare and provide a map.

FOURTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Special Assessment Methodology Report

Mr. Kantarzhi presented the Amended and Restated Master Special Assessment Methodology Report and highlighted the following:

- It was necessary to prepare the Amended and Restated Methodology Report due to the Equivalent Residential Unit (ERU) change for the Townhomes. There were no changes to the acreage or unit counts.
- On Page 15, Table 4 reflects the Townhomes with an ERU weighting of 0.7; it was previously 0.4. There is no change to the ERU weightings for the other unit types. The total ERU amount for the Townhomes is now 148.4; it was previously 84.4.
- On Page 16, Table 5 reflects the change in assessment apportionment. For the Townhomes, the total cost allocation is now \$6.9 million; it was previously \$4.2 million. The total bond assessment apportionment is 9.9 million; it was previously \$6 million. And the bond assessment apportionment, per unit, is now \$46,734; whereas it was previously \$28,600. The maximum annual Debt Service payment per unit is now \$4,676.04; it was previously \$2,862.41.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, 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. Kantarzhi presented Resolution 2025-07 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-07, 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 on December 19, 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

On MOTION by Ms. Schuster and seconded by Mr. Forbes, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of October 7, 2024 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Forbes and seconded by Ms. Kane, with all in favor, the October 7, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Madden Moorhead & Stokes, LLC

There were no District Counsel or District Engineer reports

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

- **NEXT MEETING DATE: December 12, 2024 at 10:30 a.m.**

- **QUORUM CHECK**

Mr. Kantarzhi stated that the next meeting will be on December 19, 2024, rather than on December 12, 2024. He reminded the Board Members to complete the required four hours of ethics training by December 31, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

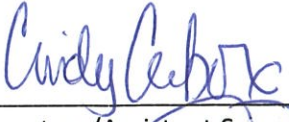
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane and seconded by Mr. Forbes, with all in favor, the meeting adjourned at 10:47 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair