

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

The Board of Supervisors of the Langley South Community Development District held a Public Hearing and Regular Meeting on December 19, 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	Chair
Susan Kane	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
David Stokes (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:37 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. Kantarzhi stated that this item will be addressed during the Fourth Order of Business.

FOURTH 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**

Mr. Kantarzhi stated this is the same type of Public Hearing was held in January 2024; however, since then, there was a change to the Equivalent Residential Units (ERU) within the

Master Assessment Methodology. An Amended and Restated Master Special Assessment Methodology Report was presented at the last meeting and the Public Hearing was set for today.

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 the Engineer's Report was presented at the last meeting and is included here for informational purposes.

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

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

➤ 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.

E. Consideration of Resolution 2025-08, 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 [SECTION 170.08, F.S. REVISED DEBT ASSESSMENT RESOLUTION FOR LANGLEY SOUTH CDD]

Mr. Earlywine stated this process is necessary because of the change in the Townhome ERU weighting. The purpose of this Public Hearing is to re-levy that with the .7 ERU weighting and avoid unnecessary contributions and more accurately reflects the value of those units.

- **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.**

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Public Hearing was opened.

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 assessment levels.

On MOTION by Ms. Kane and seconded by Mr. Forbes, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2025-08 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-08, 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 [SECTION 170.08, F.S. REVISED DEBT ASSESSMENT RESOLUTION FOR LANGLEY SOUTH CDD], was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-

Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION – ASSESSMENT AREA ONE]

Mr. Kantarzhi presented Resolution 2025-09 and read the title.

On MOTION by Mr. Forbes and seconded by Ms. Kane, with all in favor, Resolution 2025-09, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION – ASSESSMENT AREA ONE], 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 October 31, 2024

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 14, 2024 Regular Meeting Minutes

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the November 14, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine anticipated closing on the bonds at the end of the year and acquisitions are underway. The goal is for the CDD to receive a check on December 30, 2024.

B. District Engineer: Madden Moorhead & Stokes, LLC

Mr. Stokes stated that work on the exhibit is underway and should be ready later today or tomorrow showing the ownership between the CDD portions of the project that was requested. Reports are correct and updated to reflect prior comments and adjustments.

In response to the question of whether the map will only identify CDD-owned items/areas or if it will also identify County-owned as well, Mr. Stokes stated that all of it will be identified, in some nature, between the City, County, CDD and HOA. Mr. Stokes stated that it might take a few attempts to create the map to fully reflect everything.

Mr. Stokes asked if the HOA will keep the Amenity Center. Ms. Cerbone stated that the Amenity Center will be private so the HOA will have to own it.

Discussion ensued regarding CDD-owned and HOA-owned areas, amenities and infrastructure.

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

- **NEXT MEETING DATE: January 9, 2025 at 10:30 a.m.**
 - **QUORUM CHECK**

The next meeting will be held on January 9, 2025, unless canceled.

Mr. Kantarzhi 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

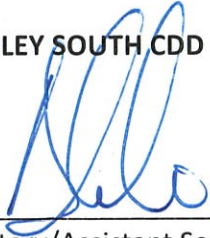
Public Comments

No members of the public spoke.

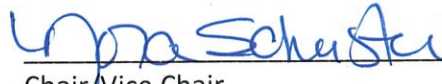
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the meeting adjourned at 10:54 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair