

**MINUTES OF MEETING
LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Lakewood Park Community Development District held an Organizational Meeting on October 28, 2020, at 2:00 p.m., in-person, via Zoom, at <https://zoom.us/j/2043596216>, and 1-929-205-6099, Meeting ID 204 359 6216 for both.

Present were:

Chris Helfrich (via telephone)	Chair
Julia Aragona	Vice Chair
Brian Martin (via telephone)	Assistant Secretary
Chad Moorhead (via telephone)	Assistant Secretary
Neil Klaproth	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell, Hunt and Associates, LLC (WHA)
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.
Steve Sanford	Bond Counsel, Greenberg Traurig
Ryan Reed	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:08 p.m. The initial Board Members named in the petition to create the District, Supervisors Martin, Helfrich, Aragona, Klaproth and Moorhead were present. In consideration of the COVID-19 pandemic, this meeting was being held in-person and via Zoom and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communication media technology, including virtually and telephonically.

Mr. Wrathell stated that the Oath of Office was administered to each Supervisor by a Notary at their respective locations and the notarized Oaths were transmitted to his office.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate electronic package)*

- 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. Wrathell discussed the Sunshine and Florida Ethics laws, voting conflicts, ethical prohibitions and public records requests and recommended using the District email address and maintaining computer and other files for all CDD business separate from personal files. Form 1 would be emailed to each Supervisor and should be filed within 30 days to avoid fines.

Mr. Watts encouraged Board Members to contact District Counsel with any questions.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Lakewood Park Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01. Mr. Martin nominated the following slate of officers:

Chair	Chris Helfrich
Vice Chair	Julia Aragona
Secretary	Craig Wrathell
Assistant Secretary	Neil Klaproth
Assistant Secretary	Chad Moorhead
Assistant Secretary	Brian Martin
Assistant Secretary	Howard McGaffney

Treasurer

Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Lakewood Park Community Development District, and Providing for an Effective Date, as nominated, was adopted.

ORGANIZATIONAL MATTERS

FIFTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

A. Resolution 2021-02, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date

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

Mr. Wrathell presented Resolution 2021-02.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-02, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager; Appointing as Methodology Consultant; and Providing an Effective Date, was adopted.

B. Resolution 2021-03, Appointing Legal Counsel for the District, Authorizing its Compensation and Providing for an Effective Date

- **Letter of Representation for District Counsel Services: *Cobb Cole***

Mr. Wrathell presented Resolution 2021-03.

On MOTION by Mr. Martin and seconded by Mr. Helfrich, with all in favor, Resolution 2021-03, Appointing Cobb Cole, P.A., as Legal Counsel for the District, Authorizing its Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2021-04, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-04.

On MOTION by Mr. Martin and seconded by Ms. Aragona, with all in favor, Resolution 2021-04, Designating Craig Wrathell as Registered Agent and the Offices of Wrathell Hunt and Associates, LLC, 2300 Glades Roads, Suite 410W, Boca Raton, Florida 33431, as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2021-05, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

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

Mr. Wrathell presented Resolution 2021-05 and the Madden, Moorhead & Stokes, LLC (MMS) Interim Engineering Services Agreement and Fee Schedule. As an associate of MMS, Mr. Moorhead abstained from voting; Form 8B would be emailed to him to execute. The District must appoint an Interim District Engineer and then go through the Request for Qualifications (RFQ) process, as the District Engineer’s expenses would exceed \$35,000.

The following change was made to the Agreement:

Madden, Moorhead & Stokes, LLC address: Change address to “431 E. Horatio Avenue, Suite 260, Maitland, Florida 32751”

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with Mr. Martin, Mr. Klapproth, Mr. Helfrich and Ms. Aragona in favor and Mr. Moorhead abstaining, Resolution 2021-05, Appointing Madden, Moorhead & Stokes, LLC, as Interim District Engineer for the District, and Fixing the Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria. Mr. Moorhead would abstain from voting and complete Form 8B.

On MOTION by Mr. Martin and seconded by Mr. Helfrich, with Mr. Martin, Mr. Helfrich, Mr. Klapproth and Ms. Aragona in favor and Mr. Moorhead abstaining, the Request for Qualifications for District Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, was approved.

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

The Board declined compensation.

G. Resolution 2021-06, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-06. The following change was made:

Section 3: Change Local Records Office to “Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720”

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-06, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date, as amended, was adopted.

H. Resolution 2021-07, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-07. The following change was made:

First “Whereas”: Change “oard” to “Board”

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-07, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date, as amended, was adopted.

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

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance, was approved.

- I. **Resolution 2021-08, 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**

Mr. Wrathell presented Resolution 2021-08.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, Resolution 2021-08, 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.

- J. **Resolution 2021-09, 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**

Mr. Wrathell presented Resolution 2021-09.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, Resolution 2021-09, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the 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.

- K. **Resolution 2021-10, Granting the 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**

Mr. Wrathell presented Resolution 2021-10. This grants the Chair authority to work with District Counsel, the District Engineer and District Staff and to execute certain documents, between meetings, to avoid delays in construction. The following changes were made:

Title and Section 2, Line 1: Insert "or Vice Chair" after "Chair"

Section 2, Line 3: Insert "Chair" after "The"

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, Resolution 2021-10, as amended, Granting the Chair or 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.

L. Resolution 2021-11, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-11. Mr. Watts stated that the closing took place yesterday so the Notice could now be recorded.

On MOTION by Mr. Martin and seconded by Mr. Klaproth with all in favor, Resolution 2021-11, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Lakewood Park Community Development District, and Providing for an Effective Date, was adopted.

M. Authorization of RFP for Annual Audit Services

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

Mr. Wrathell presented the Request for Proposals (RFP) For Annual Audit Services.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Audit Services, designating the Board of Supervisors as the Audit Selection Committee and approving the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M20-1014 for District Website Design, Maintenance and Domain

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation, annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Strange Zone, Inc., Quotation #M20-1014 for District Website Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

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

Mr. Wrathell presented the ADA Site Compliance (ADASC) proposal for services to bring the CDD’s website into compliance with the American with Disabilities Act (ADA) requirements and to affix an ADA Compliance seal to the homepage indicating that steps are underway to make the website ADA compliant.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-12, 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 of the District; and Providing an Effective Date

- I. Rules of Procedure**
- II. Notices**
 - **Notice of Rule Development**
 - **Notice of Rulemaking**

These items were provided for informational purposes.

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-12, To Designate Date, Time and Place of Public Hearing as December 9, 2020 at 2:00 p.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date, was adopted.

Q. Resolution 2021-13, Designating a Date, Time and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, Resolution 2021-13, Designating a Date, Time and Location of December 9, 2020 at 2:00 p.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

R. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2021; and Providing for an Effective Date

This item was deferred to the next meeting.

S. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-15. He explained the purpose of the Agreement and potential benefit to the District in an emergency or disaster, such as a hurricane.

On MOTION by Mr. Martin and seconded by Mr. Klaproth with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Resolution 2021-16, Approving an Interlocal Agreement Between the City of Deland, Florida and Lakewood Park Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices

Mr. Watts presented Resolution 2021-16. He explained the purpose of the Agreement and clarified information about providing the Meeting Schedule to the City, Mailed Notices not being required and the Maximum Capital Assessment figure.

On MOTION by Mr. Martin and seconded by Mr. Klaproth with all in favor, Resolution 2021-16, Approving an Interlocal Agreement Between the City of Deland, Florida and Lakewood Park Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, as presented by Mr. Watts, was adopted.

Consideration of the Following Banking Matters:

A. Resolution 2021-17, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-17. Management recommended SunTrust/Truist Bank, as the Qualified Public Depository for the District's accounts.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-17, Designating SunTrust/Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2021-18, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District and Appointing Signatories on the Account and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-18. The Chair, Treasurer and Assistant Treasurer would be authorized signatories on the account. Funding requests would be sent to Mr. Ryan Reed.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-18, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District at SunTrust/Truist Bank and Appointing the Chair, Treasurer and Assistant Treasurer as Signatories on the Account and Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2021-19, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-19. He reviewed the proposed Fiscal Year 2021 budget. Expenses would be Developer-funded when costs are incurred. Once bonds are issued,

the Landowner would be reimbursed from the bond proceeds for advance funding expenses incurred for bond-related work.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-19, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 13, 2020 at 2:00 p.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

B. Fiscal Year 2020/2021 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The Developer would provide funding on an as-needed basis, as funding requests are submitted.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.

C. Resolution 2021-20, 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, and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-20.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-20, 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, and Providing an Effective Date, was adopted.

D. Resolution 2021-21, 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 Severability and an Effective Date

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-21, 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 Severability and an Effective Date, was adopted.

- E. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-22. No action was taken at this time.

- F. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-23.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing for Severability and an Effective Date, was adopted.

- G. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24. Recent legislative changes require governmental entities to adopt an internal controls policy, by Resolution, to prevent fraud, waste and abuse. Management has policies in place, as part of the annual audit process.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

- A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement, which would allow the Landowner to provide advance funding for bond-related work and activities and for the District to reimburse those expenses to the Landowner from the bond proceeds. Due to the recent sale, the Bond Financing Team Funding Agreement and the Budget Funding Agreement would be revised to reflect the new owner.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, the Bond Financing Team Funding Agreement between the Lakewood Park Community Development District and CAP 5 Development, LLC, as amended, to reflect Lakewood Park Project I, LLC, as the new Landowner, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, the FMSbonds, Inc. Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Greenberg Traurig, P.A.*

Mr. Wrathell presented the Greenberg Traurig Engagement Letter to serve as Bond Counsel. The fee would be \$55,000 per bond issue.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell presented the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, the US Bank, N.A., Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent, and Registrar, was approved.

- C. Resolution 2021-25, 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**

Mr. Wrathell presented Resolution 2021-25.

On MOTION by Mr. Martin and seconded by Mr. Miklos, with all in favor, Resolution 2021-25, Designating a Date, Time and Location of December 9, 2020 at 2:00 p.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, 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 Engineer's Report for Capital Improvements**

Mr. Moorhead presented an updated Engineer's Report and Exhibits. It was necessary to reduce the acreage to the actual 197.01 acres in the meets and bounds legal description, as opposed to the 198.02 acres from the deed. He shared Mr. Watts' note that was added to Section 1.4 and noted the Estimated Capital Improvement Plan (CIP) equaled \$10,670,087. Discussion ensued regarding the cap max assessments in the Engineer's Report differing from the Methodology Report and items not included in the Engineer's Report. The Supplemental Report would include a notation that assessments would be leveled through Developer contributions. Mr. Moorhead would abstain from voting and complete Form 8B.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with Mr. Martin, Mr. Klapproth, Mr. Helfrich and Ms. Aragona in favor and Mr. Moorhead abstaining, the Engineer's Report for Capital Improvements, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report:

Mr. Wrathell presented the October 28, 2020 Master Special Assessment Methodology Report. The Methodology defined the special and peculiar benefits that would be received by property owners, as related to the implementation of the Capital Improvement Plan (CIP) described in the Engineer's Report. He reviewed the information in each section and noted that some revisions would be necessary, once the bonds are issued. A Supplemental Special Assessment Methodology Report would be presented, in which assessment levels would match the exact parameters of the bond issuance.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

F. Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Wrathell presented Resolution 2021-26.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2021-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as the Lakewood Park Community Development District In Accordance With Chapters 170, 190 and 197, Florida Statutes**

Mr. Wrathell presented Resolution 2021-27.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-27, Setting a Public Hearing for December 9, 2020 at 2:00 p.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as the Lakewood Park Community Development District In Accordance With Chapters 170, 190 and 197, Florida Statutes, was adopted.

- H. Resolution 2021-28, Authorizing the Issuance of Not to Exceed \$16,900,000 Aggregate Principal Amount of Lakewood Park Community Development District Special Assessment Bonds, in One or More Series, To Pay All or a Portion of the Design, Acquisition, 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 Acquisition of Lands Relating Thereto; Offsite and Onsite Roadway Improvements; Landscaping and Irrigation in Public Rights-of-Way, Entrance Features; Undergrounding Differential Cost of Electric Utilities; Mitigation; Parks and Green Space; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakewood Park Community Development District (Except as Otherwise Provided Herein), The City of DeLand, Florida, Volusia County, Florida, or of 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**

Mr. Wrathell stated that an updated Resolution 2021-28 was distributed, as the bond amount was changed from \$16,900,000 to \$14,385,000, to coincide with the Master Methodology.

Mr. Sanford stated Resolution 2021-28 accomplishes the following:

- Initiates the bond validation process.
- Authorizes the issuance of bonds up to \$14,385,000, not-to-exceed the amount of bonds, issued in one or more series.
- Appoints U.S. Bank, N.A. as the Bond Trustee.
- Endorses the Master Trust Indenture and any Supplemental Indenture for every series of bonds issued.

Mr. Wrathell presented the updated Resolution 2021-28.

On MOTION by Mr. Martin and seconded by Mr. Klapproth, with all in favor, Resolution 2021-28, Authorizing the Issuance of Not to Exceed \$14,385,000 Aggregate Principal Amount of Lakewood Park Community Development District Special Assessment Bonds, in One or More Series, To Pay All or a Portion of the Design, Acquisition, 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 Acquisition of Lands Relating Thereto; Offsite and Onsite Roadway Improvements; Landscaping and Irrigation in Public Rights-of-Way, Entrance Features; Undergrounding Differential Cost of Electric Utilities; Mitigation; Parks and Green Space; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakewood Park Community Development District (Except as Otherwise Provided Herein), The City of Deland, Florida, Volusia County, Florida, or of 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.

Ms. Hosseini stated that Resolution 2021-26 would also be revised to reflect \$14,385,000 as the correct bond amount.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

There being nothing further to report, the next item followed.

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

There being nothing further to report, the next item followed.

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

There being nothing further to report, the next item followed.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Martin and seconded by Mr. Klaproth, with all in favor, the meeting adjourned at 4:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair