

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

The Board of Supervisors of the Lakewood Park Community Development District held a Regular Meeting on April 14, 2021 at 2:30 p.m. at the offices of Cobb Cole, 231 North Woodland Boulevard, Deland, Florida 32720.

Present were:

Megan Willbur	Chair
Chris Helfrich	Vice Chair
Chad Moorhead (via telephone)	Assistant Secretary/ District Engineer
John Donaldson	Assistant Secretary
Brian Martin	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.
Ryan Reed	DDC Management, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:45 p.m. Supervisors Wilbur, Helfrich, Martin and Donaldson were present, in person. Supervisor Moorhead was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Bond Financing Related Items

Mr. Watts presented and briefly explained the following Bond Financing Related Items and responded to questions:

- A. Completion Agreement
- B. Acquisition Agreement
- C. Agreement Between Lakewood Park Community Development District and Lakewood Park Project I, LLC, Regarding the True-Up and Payment of Series 2021 Project Assessments
- D. Collateral Assignment and Assumption of Development and Contract Rights Relating to Lakewood Park Community Development District
- E. Declaration of Consent To Jurisdiction of Lakewood Park Community Development District and To Impose Special Assessments

Asked if Item E establishes the assessment amount, Mr. Watts stated the Declaration incorporates the Engineer’s and Supplemental Methodology Reports for the Series 2021 bond assessments. Mr. Wrathell stated the Methodology was approved at the February meeting; it would be transmitted to the Board, Mr. Watts and Ms. Hosseini for their records.

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the Bond Financing Related Items A through E, in substantial form and subject to any final revisions, and authorizing the Chair to execute, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2021. Since the Developer would not seek reimbursement for previously advanced funds, Mr. Wrathell would have Accounting remove the “Due to Landowner” line item on Page 1.

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the Unaudited Financial Statements as of February 28, 2021, were accepted.

FIFTH ORDER OF BUSINESS

Consideration of February 16, 2021 Special Meeting Minutes

Mr. Wrathell presented the February 16, 2021 Special Meeting Minutes.



Secretary/Assistant Secretary



Chair/Vice Chair

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the February 16, 2021 Special Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts announced he would attend a meeting with County, City and School Board officials regarding completion of a road extension tie-in to either US 44 or Summit; an update would be emailed to the Board.

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

There being nothing to report, the next item followed.

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

The proposed Fiscal Year 2022 budget would be presented at the May or June meeting.

- **NEXT MEETING DATE: May 12, 2021 at 2:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on May 12, 2021 at 2:30 p.m.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

EIGHTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the meeting adjourned at 2:59 p.m.