

MINUTES OF MEETING  
GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, April 19, 2021 at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Cavaretta	Chairman
Linda Kepfer	Vice Chairperson
Michael McQuarrie	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel
Christy Baxter <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We just have the Board and staff here at the meeting so there is no public comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 15, 2021 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the minutes? Hearing no changes,

On MOTION by Mr. McQuarrie, seconded by Ms. Kepfer, with all in favor, the Minutes of the March 15, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2021-06  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Flint: The CDD is required to approve a proposed budget by June 15<sup>th</sup>, and then that has to be transmitted to the local governing authorities at least 60 days before the public hearing. They have the ability to comment but no approval authority. I've never received any comments back from the city or county but it is part of the process we have to follow. We are suggesting your July 19<sup>th</sup>, 2021 meeting at 10:00 a.m. for the public hearing. Does that work for everyone? That is your regular meeting date in July. Exhibit 'A' to the resolution is the proposed budget, and what we have done just for starting the process is that we've combined the developer contribution assessments into one line item. We will receive the preliminary assessment roll from the county on June 1<sup>st</sup> and then we will break that line item back out. We already know, assuming that the plat is going to be recorded soon, that it would show up on that June 1<sup>st</sup>. So, we will have a combination of on roll and direct bill and developer contributions on the revenue side. This is the build out budget for purposes of today. This was our estimated maintenance expenses for the entire District, not just the first portion that we are currently developing. Again, we will sort that out when we get the assessment roll. There are some target O&M assessments that were developed when we were estimating the build out budget, and those would be listed in here and they can be changed up until the public hearing. This is not binding at this point, it's really a start of the process. If there are any questions, we can discuss those.

Mr. Cavaretta: I have one question about the estimates; was that based on a specific scope for this project and also bids from other vendors?

Mr. Flint: It's a combination. The HOA had initially prepared a budget. We had the benefit of some initial numbers from them and we spilt and added the CDD stuff, looked at what their assumptions were, and then we got some independent estimates on our own. For streetlights, we used a ratio of lots to lights and a per pole cost, that sort of thing. For the ponds, we used the size of the pond and the cost per acre to maintain the ponds. There is a spreadsheet that has the assumptions out to the side that is the basis for this and I'd be happy to send it to you.

Mr. Cavaretta: Do we have a side-by-side comparison of what's in the CDD scope of work versus the HOA to make sure that we don't have any gaps or overlaps between the two?

Mr. Flint: I don't know if we have a side-by-side, and I don't know what the assumptions are on the HOA side because I haven't seen it, but I was communicating with one of your predecessors in that process and we did break out CDD and HOA. I am confident we have what we need as far as the CDD goes here, and I am fairly sure that at the time we were doing it the HOA understood because we were back certain things out of their budget and then adding them to ours.

Mr. Cavaretta: Okay thank you.

Mr. Flint: and again, we can review and modify this between now and July 19<sup>th</sup> if need be. Any other questions or discussions. Hearing none,

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Resolution 2021-06 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for July 19<sup>th</sup>, 2021, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Arbitrage Rebate Calculation Services (2)**

Mr. Flint: We are required by the IRS to have an arbitrage rebate calculation done. It's required to be done every five years, but we typically do it annually because the cost of doing it every five years is about the same if you did it every year. If you took each one of those annual engagements and added it up, that's what you'd end up paying for a five year calculation. We have two proposals, one from AMTEC for \$450 a year, and then we have Grau & Associates for \$600. There's no reason not to go with the low bidder on this. AMTEC does a lot of our rebate calculations and they do a fine job. My recommendation is that the Board go with AMTEC, but if you all want to go with Grau it's a small dollar amount difference.

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the AMTECH Proposal for Arbitrage Rebate Calculation Services, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: I have nothing else to report to the Board today.

**B. Engineer**

Mr. Flint: Christy, anything from the engineer?

Ms. Baxter: Nothing else for me, thank you.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through February 28<sup>th</sup>. This only reflects the general fund, but on the next set of financials you’ll see a debt service fund as well. No action is required, if you have questions we can discuss those.

**ii. Ratification of FY21 Funding Request #17**

Mr. Flint: This was submitted to the developer under the funding agreement. We are just asking the Board to ratify it. Are there any questions? Hearing none,

On MOTION by Mr. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the Fiscal Year 2021 Funding Request #17, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Was there anything else that the Board or staff wanted to discuss that was not on the agenda? Hearing none,

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman