

**MINUTES OF MEETING
SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Savanna Lakes Community Development District held a Regular Meeting on July 12, 2024 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460.

Present were:

Scott Edwards	Chair
Barry Ernst	Vice Chair
Dalton Drake	Assistant Secretary
Ashley Kingston	Assistant Secretary
Fernanda Martinho	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Michael Pappas	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:30 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of FGUA Reuse Irrigation
Water Interconnect Agreement**

Mr. Urbancic stated that this represents the final iteration of the Agreement, which FGUA will present to its Board. As none of the CDD Board Members were part of the negotiation process, he noted that there are certain obligations under the Agreement of which initial homeowners must be advised and coordination with the HOA is necessary. Due to the

noticing provisions, it is necessary to make sure the real estate and HOA teams have the information and comply with the noticing requirements.

Regarding whether this notice must also be given to existing homeowners, Mr. Urbancic replied affirmatively; there are various notice requirements that must be given to existing and new homeowners. Coordination with FGUA to have the information put on the bills is underway; however, initial purchasers need to be informed and periodic notices from the HOA will be necessary.

On MOTION by Mr. Ernst and seconded by Ms. Kingston, with all in favor, the FGUA Reuse Irrigation Water Interconnect Agreement, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Supplementing Resolution No. 2023-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Savanna Lakes Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated July 11, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Savanna Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2024-07. He stated that the bond pricing was successful and the Assessment Methodology report was updated to include those numbers.

This Resolution approves the Final Second Supplemental Special Assessment Methodology Report for this phase of the bonds.

Mr. Urbancic noted that there are a few minor wording comments and edits to be incorporated into this Methodology Report; the adjustments are minor and not material changes.

On MOTION by Mr. Ernst and seconded by Mr. Dalton, with all in favor, Resolution 2024-07, Supplementing Resolution No. 2023-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Savanna Lakes Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated July 11, 2024, in substantial form, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Savanna Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Authorizing the Execution and Delivery of (1) an Acquisition Agreement, (2) Lien of Record, and (3) Notice of Series 2024 Special Assessments and Other Ancillary Documents In Connection With the Issuance and Delivery of the Series 2024 Bonds; Authorizing the Proper Officials to do All Things Deemed Necessary In Connection With the Execution of Such Documents; Providing for Miscellaneous Matters and Authority; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2024-08.

Mr. Urbancic presented and discussed the purpose of the following items:

- A. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (2024 Project)**
- B. Lien of Record**
- C. Notice of Series 2024 Special Assessments**
- D. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments**

Regarding a True-Up Agreement, Mr. Urbancic stated that it was determined that one is not necessary because all the lots have been platted; the initial version of the Resolution included it but it was removed from this revised version of the Resolution.

Mr. Adams stated that he has the revised version that was prepared yesterday.

On MOTION by Mr. Ernst and seconded by Mr. Drake, with all in favor, the Resolution 2024-08, Authorizing the Execution and Delivery of (1) an Acquisition Agreement, (2) Lien of Record, and (3) Notice of Series 2024 Special Assessments and Other Ancillary Documents In Connection With the Issuance and Delivery of the Series 2024 Bonds; Authorizing the Proper Officials to do All Things Deemed Necessary In Connection With the Execution of Such Documents; Providing for Miscellaneous Matters and Authority; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2024.

The financials were accepted.

SEVENTH ORDER OF BUSINESS**Approval of June 14, 2024 Regular Meeting Minutes**

On MOTION by Mr. Ernst and seconded by Mr. Drake, with all in favor, the June 14, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Coleman, Yovanovich & Koester

B. District Engineer: RWA, Inc.

There were no reports from District Counsel or the District Engineer.

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

- NEXT MEETING DATE: August 9, 2024 at 1:30 PM

- QUORUM CHECK

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Drake and seconded by Mr. Ernst, with all in favor, the meeting adjourned at 1:38 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair