

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
APRIL 27, 2022**

**BUCKHEAD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, APRIL 27, 2022 AT 11:00 A.M.**  
**BRADENTON OFFICE SUITES LOCATED AT 4916 26<sup>TH</sup> STREET WEST, SUITE 100,**  
**BRADENTON, FL 34207**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Ryan Motko Albert Viera
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec, Inc	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **11:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

April 27, 2022  
Board of Supervisors  
**Buckhead Trails Community Development District**

***Dear Board Members:***

The Public Hearing & Meeting of the Buckhead Trails Community Development District will be held on **April 27, 2022 at 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**PUBLIC HEARING & REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS**
  - A. Open the Public Hearing on Levying Debt Assessments
  - B. Staff Presentation
  - C. Public Comment
  - D. Close the Public Hearing on Levying Debt Assessments
  - E. Consideration of Resolution 2022-20; Imposing and Levying Special Assessments.....Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. VENDOR AND STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 5. BUSINESS ITEMS**
  - A. General Matters of the District
- 6. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Special Organizational Meeting Minutes Feb. 04, 2022 ..... Tab 02
  - B. Consideration of Board of Supervisors Special Meeting Minutes March 03, 2022..... Tab 03
- 7. BOARD MEMBERS COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



**RESOLUTION 2022-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Buckhead Trails Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Report of the District Engineer dated February 24, 2022 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2022-17 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2022-17, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2022-17 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2022-17 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-18 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Assessment Methodology Report dated March 2, 2022 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

“**Debt Assessment**” or “**Debt Assessments**” means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“**Developer**” means **EPG Buckeye Road Development, LLC**, a Florida limited liability company, and its successors and assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2022-17, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “**Improvement Lien Book.**” The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem



assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 27th day of April, 2022.**

**Attest:**

**Buckhead Trails Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**Exhibit “A” – Report of District Engineer dated February 24, 2022**  
**Exhibit “B” –Master Assessment Methodology Report dated March 2, 2022**

**MINUTES OF MEETING**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD OF SUPERVISORS' MEETING MINUTES**

**Friday, February 4, 2022, at 11:00 a.m.**

**1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243**

Board Members Present via speaker phone:

Charlie Tokarz	Chairperson
Connor Chambers	Vice Chairperson
Kathy Beccia	Assistant Secretary

Also present:

Vivian Carvalho	District Manager- PFM Group Consulting LLC (via phone)
Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC
David Jackson	District Counsel- Persson, Cohen & Mooney, P.A. (via phone)
Brian Lamb	Meritus
John Vericker	Straley Robin Vericker (via phone)
Jennifer Taylor	Gray Robinson (via phone)
Nicholas (Nick) Dister	
Steve Luce	
Ryan Motko	
Alberto Viera	

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at 11:05 a.m. and Ms. Ripoll, proceeded with roll call. Board Members, Charlie Tokarz, Connor Chambers, and Kathy Beccia were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**Public Comment Period**

There were no public comments at this time.

**1. Consideration of the Minutes  
of the August 23, 2021, Board  
of Supervisors Meeting**

The Board reviewed the Minutes of the August 23, 2021, Board of Supervisors' Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the August 23, 2021, Board of Supervisors' Meeting.

**2. Consideration of the Minutes of the November 23, 2021, Landowners Election Meeting**

The Board reviewed the Minutes of the November 23, 2021, Landowners Election Meeting.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the November 23, 2021, Landowners Election Meeting.

**3. Acceptance of Resignations and Appointment of New CDD Board of Supervisors**

**4. Administer Oath of Officer to newly Appointed Board of Supervisors**

Mr. Ripoll stated there will be 4 resignations and 5 appointments that will occur during the meeting.

Ms. Ripoll requested a motion to appoint a Ryan Motko to the Open Seat # 1 in which terms expire November 2023.

On MOTION by Mr. Tokarz, seconded by Mr. Chambers, with all in favor, the Board appointed Ryan Motko to Seat #1 in which the terms expire November 2023.

Ms. Ripoll requested a motion to accept Mr. Chambers letter of resignation from the Buckhead Trails CDD Board for Seat # 2 in which terms expire November 2023.

On MOTION by Mr. Tokarz, seconded by Ms. Beccia, with all in favor, the Board accepted Mr. Chambers letter of resignation for Seat # 2 in which the terms expire November 2023.

Ms. Ripoll requested a motion to appoint Steve Luce to Seat # 2 in which terms expire November 2023.

On MOTION by Mr. Tokarz, seconded by Ms. Beccia, with all in favor, the Board appointed Steve Luce to Seat # 2 in which the terms expire November 2023.

Ms. Ripoll requested a motion to accept Mr. Tokarz letter of resignation from the Buckhead Trails CDD Board for Seat # 3 in which terms expire November 2025.

On MOTION by Mr. Tokarz, seconded by Ms. Beccia, with all in favor, the Board accepted Mr. Tokarz letter of resignation for Seat # 3 in which the terms expire November 2025.

Lengthy discussion ensued in regard to which person to include in Seat #3 to maintain quorum.

Ms. Ripoll requested a motion to appoint Nick Dister to Seat # 3 in which terms expire November 2025.

On MOTION by Mr. Luce, seconded by Ms. Beccia, with all in favor, the Board appointed Nick Dister to Seat # 3 in which the terms expire November 2025.

Ms. Ripoll requested a motion to accept Ms. Holeman letter of resignation from the Buckhead Trails CDD Board for Seat # 4 in which terms expire November 2025.

On MOTION by Mr. Luce, seconded by Mr. Motko, with all in favor, the Board accepted Ms. Holeman letter of resignation for Seat # 4 in which the terms expire November 2025.

Ms. Ripoll requested a motion to appoint Jeffery Hills to Seat # 4 in which terms expire November 2025.

On MOTION by Mr. Luce, seconded by Mr. Motko, with all in favor, the Board appointed Jeffery Hills to Seat # 4 in which the terms expire November 2025.

Ms. Ripoll requested a motion to accept Ms. Beccia letter of resignation from the Buckhead Trails CDD Board for Seat # 5 in which terms expire November 2023.

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board accepted Ms. Beccia letter of resignation for Seat # 5 in which the terms expire November 2023.

Ms. Ripoll requested a motion to appoint Alberto Viera to Seat # 5 in which terms expire November 2023.

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board appointed Alberto Viera to Seat # 5 in which the terms expire November 2023.

Mr. Lamb stated for the record that as Board of Supervisor per Statute Board Members are entitled to receive compensation which includes \$200.00 per meeting for a maximum amount of \$4,800 per year. He requested that each Board of Supervisor confirm for the record if they would like to receive or waive compensation.

Mr. Luce, Mr. Motko, Mr. Viera and Mr. Dister confirmed on the record they will receive compensation for attendance of Board meeting for Buckhead Trails CDD.

**5. Consideration of Resolution  
2022-01, Designation of  
Appointment of Officers**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-01, Designation of Appointment of Officers.

**6. Consideration of Resolution  
2022-02, Appointment of New  
District Manager**

On MOTION by Mr. Luce, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-02, Appointment of New District Manager.

**7. Consideration of Resolution  
2022-03, Re-designation of  
Registered Agent/ Office**

On MOTION by Mr. Luce, seconded by Mr. Motko, with all in favor, the Board approved Resolution 2022-03, re-designation of the registered Agent/Office.

**8. Consideration of Resolution  
2022-04, Appointment of New  
District Counsel**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-04, Appointment of new District Counsel.

**9. Appointment of Bond Counsel**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved appointment of Bond Counsel.

**10. Review and Consideration of Resolution 2022-05, Appointment of Interim District Engineer**

On MOTION by Mr. Dister, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-05, Appointing Stantec as the Interim District Engineer.

**11. Appointment of Investment Banker**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board appointed FMS Bonds Inc. as Investment Banker.

**12. Appointment of Trustee**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board appointed US Bank as Trustee.

**13. Review and Consideration of Resolution 2022-06, Policy of Compensation for Board Members**



On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-06, policy of the compensation for the Board Members.

**14. Designation of Primary Administrative Office and Local**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-07, designating the primary administrative office and local records.

The Board requested to set the meeting for the last Wednesday of every month at 11:00 a.m. at the Lake Osprey Executive Center.

**15. Review and Consideration of Resolution 2022-08, Adopting the Regular Meeting Schedule and Location for Fiscal Year 2022**

On MOTION by Mr. Luce, seconded by Mr. Motko, with all in favor, the Board approved Resolution 2022-08, Adopting the regular meeting schedule and location for Fiscal Year 2022.

**16. Review and Consideration of Resolution 2022-09, Policy Re: Support & Legal Defense for Board & Staff**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-09, Support and Legal Defense for Board and Staff.

**17. Authorization to Obtain  
General Liability and Public  
Officers Insurance – By Motion**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board authorized to obtain General Liability and Public Officers' Insurance.

**18. Review and Consideration of  
Resolution 2022-10, Consider  
Designation of a Qualified  
Public Depository**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-10, designating qualified Public Depository.

**19. Review and Consideration of  
Resolution 2022-11,  
Authorization for Signatories**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-11, authorizing Signatories.

**20. Review and Consideration of  
Resolution 2022-12,  
Authorization to Disburse  
Funds for Expenses**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-12, authorizing disburse funds for expenses.

**21. Review and Consideration of Resolution 2022-13, Consider Adoption of Investment Policy**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-13, Adopting an Investment Policy.

**22. Review and Consideration of Resolution 2022-14, Authorizing Chair to Execute Certain Documents**

On MOTION by Mr. Motko, seconded by Mr. Luce, with all in favor, the Board approved Resolution 2022-14, authorizing Chair to execute certain documents.

**23. Review and Consideration of Resolution 2022-15, Designating Local District Records Office**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-15, Designation Local District Office.

**24. Appointment of Audit Committee- By Motion**

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board appointed Audit Committee.

**THIRD ORDER OF BUSINESS**

**Preliminary Report Presentations**

**25. Considerations of Engineer Validation Report**

The proposed infrastructure cost estimates total \$34,615,000.00.

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved the Engineer Validation Report.

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Validation Report.

**26. Review and Consideration of Resolution 2022-16, Authorizing Issuance of Bonds/Filing of Validation Complaint (under separate cover)**

- Master Trust Indenture

On MOTION by Mr. Motko, seconded by Mr. Dister, with all in favor, the Board approved Resolution 2022-16.

**FOURTH ORDER OF BUSINESS**

**Administrative Matters**

**27. Request for Working Capital – By Motion**

This item will be discussed at the next Board Meeting scheduled on March 23, 2022.

**FIFTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel- No report**

**Interim Engineer- No report**

**District Manager- No report**

**SIXTH ORDER OF BUSINESS**

**Audience Comments and  
Supervisors Requests**

There were no Supervisor requests or audience comments.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There were no further questions or comments. Mr. Lamb requested a motion to adjourn.

On MOTION by Motko, seconded by Mr. Dister, with all in favor, the February 4, 2022, Special Board of Supervisors Meeting for the Buckhead Trails Community Development District was adjourned at 11.31a.m.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

**March 02, 2022, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the Buckhead Trails Community Development District was held on **Wednesday, March 02, 2022, at 10:30 a.m. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207.**

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Wednesday, March 02, 2022, at 10:30.**

**Board Members Present and Constituting a Quorum:**

Steve Luce	Supervisor
Albert Viera	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Brian Howell	District Manager, Inframark
Dana C. Collier	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Master Assessment Methodology Report**

The Board reviewed the Assessment Methodology Report and associated exhibits.

MOTION TO:	Approve the Assessment Methodology Report.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**B. Consideration of Master District Engineer’s Report**

The Board reviewed the Master District Engineer’s Report and associated exhibits.

MOTION TO:	Approve the Master District Engineer’s Report.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2022-17; Declaring Special Assessments**

The Board reviewed the Declaring Special Assessments and associated exhibits.

MOTION TO:	Approve the Resolution 2022-17.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**D. Consideration of Resolution 2022-18; Setting Public Hearing for Levying Special Assessments**

The Board reviewed the Setting Public Hearing for Levying Special Assessments and associated exhibits.

MOTION TO:	Approve the Resolution 2022-18.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

86 **E. Consideration of Resolution 2022-19; District Expansion**

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88 The Board reviewed the District Expansion and associated exhibits.  
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MOTION TO:	Approve the Resolution 2022-19.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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98 **B. General Matters of the District**  
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100 There were no general matters to discuss at this time.  
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103 **4. VENDOR AND STAFF REPORTS**

104 **A. District Counsel**

105 **B. District Engineer**  
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107 There were no additional reports from Counsel or the Engineer.  
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109 **C. District Manager**

110 **i. Community Inspection Reports**  
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112 There were no reports on behalf of the District Manager.  
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114 **5. SUPERVISOR REQUESTS**

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116 There were no supervisor requests.

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118 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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120 There were no audience questions or comments.

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123 **7. ADJOURNMENT**

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125 I, District Manager Brian Lamb, declare the meeting adjourned.

DRAFT

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

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**Signature**

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**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

