

MINUTES OF MEETING
ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Elevation Pointe Community Development District was held Friday, July 23, 2021 at 1:00 p.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Owais Khanani	Chairman
Shaman Foradi	Vice Chairman
Michael Rich	Assistant Secretary
Jawaad Khanani <i>by phone</i>	Assistant Secretary
Kristin Banks <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jonathan Johnson <i>by phone</i>	District Counsel
Brian Deitsch <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 physically present constituting a quorum. Two members were present via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that only Board members and staff were present at the meeting. The next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint would have administered the oath of office to Supervisor Kristen Banks prior to the start of the meeting, but she was only available via phone. Mr. Flint stated that they would send the oath to her and have a notary administrate it.

THIRD ORDER OF BUSINESS

Approval of Minutes of May 28, 2021 Meeting

Mr. Flint presented the minutes of the May 28, 2021 meeting and asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, the Minutes from the May 28, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Flint stated that there was a report dated for July 8th in the agenda and asked Mr. Deitsch to review the report for the Board. Mr. Deitsch reviewed the report and noted the changes made for the Board. Mr. Flint stated that the report defined all of the eligible improvements that the District could construct and finance and defined the development plan. Mr. Johnson asked Mr. Deitsch to confirm that the improvements outlined are within the general scope that was included in the bond validation. Mr. Deitsch said yes.

B. Consideration of Assessment Methodology

Mr. Flint stated that the improvements identified by the engineer and the estimated costs were prepared into this report that allocated the cost and benefit of those improvements to the various proposed development plan. Mr. Flint reviewed the methodology for the Board. The Board and Mr. Flint discussed bond information as well.

Mr. Johnson asked Mr. Flint to confirm that the methodology presented fairly and reasonably allocated the assessments between the various product types. Mr. Flint said yes. Mr. Johnson also asked Mr. Flint to confirm that the burden of the assessments was less than the benefit provided by the improvements that were outlined in the Engineer's Report. Mr. Flint confirmed that was correct.

C. Consideration of Resolution 2021-31 Declaring Special Assessments

Mr. Johnson stated that this resolution was to declare the Board's intention to impose Special Assessments to undertake various projects outlined in the Engineer's Report, and to pay the cost of those projects through these Special Assessments. The resolution provides for an opportunity to make information of record relevant to the Assessment Methodology and the

Engineer’s Report. Mr. Johnson stated that they would have a public hearing that would finalize this process. He stated that the resolution was largely statutory complying with the Chapters 190 and 170.

On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, Resolution 2021-31 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2021-32 Setting a Public Hearing for Special Assessments

Mr. Flint stated that there was a 30-day mailed notice requirement to set a public hearing. The Board decided on August 27, 2021 for the public hearing.

On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, Resolution 2021-32 Setting a Public Hearing for Special Assessments for August 27, 2021, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Johnson did not have anything further to report.

B. Engineer

Mr. Deitsch did not have anything further to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through June 30, 2021. No action was required, but Mr. Flint offered to answer any questions from the Board.

ii. Ratification of FY2021 Funding Request #6

Mr. Flint noted that Funding Request #6 was transmitted to the developer under the funding agreement, with a total of \$5,071.39.

On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, the FY2021 Funding Request #6, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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. Owais Khanani, seconded by Mr. Rich, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman