

**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 22, 2022** at 9:30 a.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum:

Michael Rich	Assistant Secretary
Maria Rust	Assistant Secretary
Fernanda Loza	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jonathan Johnson <i>by phone</i>	District Counsel, KE Law
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 present constituting a quorum.

**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**

**Approval of Minutes of April 22, 2022  
Board of Supervisors Meeting**

Mr. Flint presented the minutes of the April 22, 2022 Board of Supervisors meeting. He stated those were provided in the agenda package. He asked for any comments or corrections to the minutes. Hearing none,

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the Minutes from the April, 2022 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**New Business**

**A. Public Hearing**

Mr. Flint stated this meeting is for considering adoption of the Fiscal Year 2023 budget. Previously the Board had approved a proposed budget and set today as the public hearing for final consideration. Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted for the record that there were no members of the public present to provide comments.

**i. Consideration of Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the budget is attached as exhibit 'A'. This budget contemplates a Developer Funding Agreement for the funding source. There are no operating expenses or assessments incorporated.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

**ii. Consideration of Resolution 2022-09 Annual Assessment Resolution**

Mr. Flint stated this resolution only applies to the debt service assessment when bonds are issued. Mr. Johnson noted he could answer any questions.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the Resolution 2022-09 Annual Assessment Resolution, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Closing the Public Hearing, was approved.

**B. Consideration of Fiscal Year 2022/2023 Funding Agreement**

Mr. Flint stated instead of imposing assessments they have a funding agreement between the District and Elevation Premium Point, LLC. This will fund the cost of the District and is attached as Exhibit 'A'.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the Fiscal Year 2022/2023 Funding Agreement, was approved.

**C. Consideration of Resolution 2022-07 Ratifying Issuance of Series 2022A Bonds**

Mr. Johnson reviewed Resolution 2022-07. The Board had no questions on the resolution.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Resolution 2022-07 Ratifying Issuance of Series 2022A Bonds, was approved.

**D. Consideration of Disclosure of Public Finance**

Mr. Flint presented the disclosure of public financing that contains details about the District, bond issue, associated assessments, how fees are collected, etc. This was prepared by District Counsel and updates will be made on the Board members. This is an effort to make sure everything is properly disclosed.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Disclosure of Public Finance, was approved subject to updating the Board members.

**E. Review and Acceptance of FY 2021 Audit Report**

Mr. Flint presented the required independent audit report from inception of the District in December of 2020 through the end of Fiscal Year 2021, which is September 30<sup>th</sup>. The audit was prepared by Grau and Associates. He added the audit had no findings or recommendations. He noted that the audit was submitted to the state prior to June 30<sup>th</sup> deadline.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

**F. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint presented the suggested meeting schedule for 2023 for the 4<sup>th</sup> Friday of the month in the same location at 9:30 a.m. He noted the November date is the day after Thanksgiving and noted that it could be cancelled if the Board did not find it necessary to meet. Any meeting can be cancelled at any time.

On MOTION by Ms. Rust, seconded by Mr. Rich, with all in favor, the Fiscal Year 2023 Meeting Schedule deleting the November Meeting, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Johnson stated he had nothing further to report.

**B. Engineer**

Mr. Deitsch noted the site is under construction.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through May 31<sup>st</sup>. There is no action required.

**ii. Ratification of Funding Request #17 – 18**

Mr. Flint noted that funding requests #17 and #18 and were submitted to the Developer under the funding agreement.

On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, Funding Requests #17 and #18, were ratified.

**iii. Ratification of Requisitions #1, #3 – #8, #11 – #12, #14 – #19**

Mr. Flint noted that funding request #1, #3-#8, #11- #12, #14-#19 were requisitions that were submitted to the Trustee for use of bond funds. The requisition form signed by the Engineer and the District is in the agenda and only needs ratification.

On MOTION by Ms. Rust, seconded by Mr. Rich, with all in favor, Funding Requests #1, #3 - #8, #11, #12, #14 - #19 were ratified.

**iv. Presentation of Registered Voters – 0**

Mr. Flint noted that he is required to announce the number of registered voters in the District. Currently there are no registered voters in the boundary of the District.

**v. Reminder to File Form 1 with Supervisor of Elections**

Mr. Flint reminded all Board members to file the Form 1 that is required annually.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – August 26, 2022**

Mr. Flint noted that the next meeting date would be August 26, 2022. He added they will decide to meet later if needed.

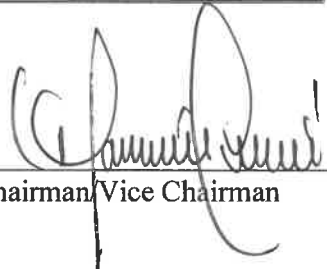
**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Ms. Rust, seconded by Mr. Loza, with all in favor, the meeting was adjourned.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman