

**MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held Tuesday, **November 2, 2023** at 1:30 p.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Barry Bichard	Assistant Secretary
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Dave Schmitt <i>by Zoom</i>	District Engineer, Dave Schmitt Engineering
Steve Sanford <i>by Zoom</i>	Bond Counsel, Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report for Capital Improvements dated October 30, 2023

Ms. Burns noted that this document has been updated since the last time the Board met and has been circulated for review. Mr. Schmitt, District Engineer briefly summarized the substantive changes that included specific dates and time frames as well as cost analyses. Mr. Morgan noted

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that he went over the report with Mr. Bichard prior to the meeting and feels comfortable with the numbers. Ms. Burns asked for a motion to approve the engineer's report as presented.

On MOTION by Mr. Bichard, seconded by Mr. Morgan, with all in favor, the Engineer's Report for Capital Improvements dated October 30, 2023, was approved.

B. Consideration of Master Assessment Methodology Report dated November 2, 2023

Ms. Burns noted that this assessment report allocates debt within the parcels within the community based on the benefit that the receive based on the capital improvement plan. Ms. Burns highlighted the tables to the Board stating that table 1 shows the development plan with a total of 1,112 units within the community that includes 799 single-family lots and 313 townhome units. The town home units have been assigned an ERU of .75 with the single-family unit being the base unit of 1.0. Table 2 shows the cost estimate of the capital improvement plan from the engineer's report. Table 3 shows an estimated bond sizing of \$51,525,000. Table 4 shows the improvement cost per unit. Table 5 allocated the debt to each of the product types with a par debt per unit on the townhomes of \$37,382 and \$49,842 on the single-family homes. Table 6 breaks down the net and gross annual debt assessment per units. Table 7 shows the preliminary assessment roll with one property owner listed as Hunt Club Groove North at Lake Whales, LLC with a total of 234.04 acres within the community. Ms. Burs offered to answer any questions on the assessment methodology. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Master Assessment Methodology Report Dated November, 2, 2023, was approved.

C. Consideration of Resolution 2024-26 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Ms. Burns presented the resolution to the Board and Mr. Sanford, District bond counsel, reviewed it for the Board. He stated that under Florida statute, any bonds being issued that have terms more than five years must be validated in the circuit court. In order to get into circuit court, the Board of Supervisor has to adopt the resolution to specify what the bonds are going to be used for. He presented the two exhibits which are the mast trust indenture between the District and

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USBank as the trustee and a form of supplemental indenture. This resolution also authorizes the validation of the bonds. There being no questions, there was a motion to approve the resolution.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2024-26 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, was approved.

D. Consideration of Resolution 2024-27 Declaring Special Assessments and Approval of Assessment Methodology and Setting Public Hearing for Special Assessments

Ms. Burns presented the resolution to the Board and stated that the mailed notice will be sent to the landowners' and the date for the public hearing will be December 12, 2023 at 9:30 a.m. at the Lake Alfred Public Library. She offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, Resolution 2024-27 Declaring Special Assessments and Approval of Assessment Methodology and Setting the Public Hearing for Special Assessments, was approved.

FOURTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman