

**MINUTES OF MEETING
SUNGATE COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Sungate Community Development District was held on November 7, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the offices of Parker Mynchenberg & Associates, Inc., 1729 Ridgewood Avenue, Holly Hill, Florida 32117.

Present at the meeting were:

Scott Bullock	Chair
Victoria M. Henige	Vice Chair
Ethan S. Bullock	Assistant Secretary
Carl Lentz	Assistant Secretary
Troy Rentz	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
Parker Mynchenberg	Interim District Engineer
Lo Etienne	Bond Counsel
Brett Sealy	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:06 a.m. He stated this is the first Board meeting of the Sungate CDD, which was established by the City Commission of the City of Daytona Beach on October 19, 2022. He recapped the results of the Landowners' Election, held just prior to this meeting, as follows:

Seat 1	E. Scott Bullock	860 votes	4-Year Term
Seat 2	Victoria Henige	860 votes	4-Year Term
Seat 3	Ethan Bullock	859 votes	2-Year Term
Seat 4	Carl Lentz	859 votes	2-Year Term
Seat 5	Troy Rentz	859 votes	2-Year Term

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Scott Bullock, Ms. Henige, Mr. Ethan Bullock, Mr. Lentz and Mr. Rentz.

All Supervisors were present.

SECOND ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS**THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell discussed the guidelines for emails, interactions among Supervisors, , avoiding and disclosing conflicts of interest and the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Watts encouraged the Supervisors to contact District Management or himself with any questions.

FOURTH ORDER OF BUSINESS

Consideration of 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. He recapped the results of the Landowners' Election.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-02. Mr. Scott Bullock nominated the following slate of officers:

Chair	Scott Bullock
Vice Chair	Victoria M. Henige
Secretary	Craig Wrathell
Assistant Secretary	Ethan S. Bullock
Assistant Secretary	Carl Lentz
Assistant Secretary	Troy Rentz
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Cobb Cole***

Mr. Wrathell presented Resolution 2023-04 and the Cobb Cole Engagement Letter.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-04, Appointing Cobb Cole as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Sungate Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Parker Mynchenberg***

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-06, Appointing Parker Mynchenberg & Associates, Inc., as Interim District Engineer for the Sungate Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Request for Qualifications (RFQ) for District Engineering Services and Competitive Selection Criteria, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-07.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and designating the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, FL 32720 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-12.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1046 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, Strange Zone, Inc., Quotation #M22-1046 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. Lentz and seconded by Mr. Rentz, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of January 23, 2023 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-15.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated CDDs must submit a Stormwater Management Needs Analysis Report to document its anticipated future stormwater system needs but, since the CDD was created after the June 30, 2022 due date, does not currently have any stormwater facilities and there is no interim reporting requirement, the Report will not be due for five years.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

- B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-17. Funding requests will be emailed to Ms. Macey Jacobs with Mr. Scott Bullock copied.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

- A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-18. He reviewed the proposed Fiscal Year 2023 budget, which will be a full-year, Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 23, 2023 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Fiscal Year 2022/2023 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2022/2023 Budget Funding Agreement. Funding requests will be submitted to TLO 12 Sungate, LLC.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, in substantial form, were approved.

- C. **Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. Lentz and seconded by Mr. Bullock, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-20.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-21.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-23.

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

- A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *MBS Capital Markets, LLC*

Mr. Wrathell presented the MBS Capital Markets, LLC, Inc., Agreement for Underwriting Services and G-17 Disclosure.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Bryant Miller Olive PA*

Mr. Wrathell presented the Bryant Miller Olive P.A. Bond Counsel Agreement.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Bryant Miller Olive P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar:

This item will be included on the next agenda.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of December 13, 2022 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Mynchenberg presented the Master Engineer's Report dated July 29, 2022, which describes the public infrastructure that might be acquired by the CDD, proposed development, operation and maintenance (O&M) entities, permits for the project and the Opinion of Probable costs.

In response to the question of if the total project cost is \$72,335,322, and if these improvements are all CDD-eligible, Mr. Mynchenberg replied affirmatively.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Master Engineer's Report, dated January 24, 2022, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated November 7, 2022, which was based on the Master Engineer's Report. He discussed the Development and Financing Programs, Lienability Tests, Assessment Methodology, True-up Mechanism, Lienability tests and Appendix Tables. He noted the following:

- The CDD consists of approximately 859.608 acres in the City of Daytona Beach.
- The Developer is TLO Sungate, LLC.
- Assessments will be applied to the 314.34 developable or net acres.
- The total costs of the Capital Improvement Plan (CIP), including professional services, are estimated at \$72,335,322.
- The maximum par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$101,245,000.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the Master Special Assessment Methodology Report, dated November 7, 2022, in substantial form, was approved.

- F. Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Wrathell gave an overview of the bond validation process. He presented Resolution 2023-25 and read the title.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2023-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Sungate Community Development District in Accordance with Chapter 170, 190, and 197, Florida Statutes**

Mr. Wrathell presented Resolution 2023-26.

The following change was made to Resolution 2023-26:

Title, Section 1 and where necessary: Change the meeting location to “the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114”

On MOTION by Mr. Lentz and seconded by Ms. Henige, with all in favor, Resolution 2023-26, as amended, Setting a Public Hearing for December 13, 2022 at 11:00 a.m., at the offices of Cobb Cole, 149 South Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Sungate Community Development District in Accordance with Chapter 170, 190, and 197, Florida Statutes, was adopted.

- H. Resolution 2023-27, Authorizing the Issuance of Not Exceeding \$101,245,000 Principal Amount of Sungate Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District Of The Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Etienne presented Resolution 2023-27, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$101,245,000 aggregate principal amount of bonds to be issued in one or more series.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A., as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not Exceeding \$101,245,000 Principal Amount of Sungate Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District Of The Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Cobb Cole***
- B. District Engineer (Interim): *Parker Mynchenberg & Associates, Inc***
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

There were no Staff reports.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Ethan Bullock and seconded by Mr. Scott Bullock, with all in favor, the meeting adjourned at 12:55 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair