

**MINUTES OF MEETING  
SUNGATE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sungate Community Development District held Multiple Public Hearings and a Regular Meeting on December 13, 2022 at 11:00 a.m., at the offices of Cobb Cole, 149 S. Ridgewood Suite 700 Daytona Beach, FL 32114.

**Present at the meeting were:**

Scott Bullock (via telephone)	Chair
Victoria M. Henige (via telephone)	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
Nika Hosseini	Cobb Cole
Parker Mynchenberg	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:00 a.m.

Supervisors Lentz, Rentz and Ethan Bullock, were present. Supervisors Henige and Scott Bullock were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida**

**Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/ Proof of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sungate Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Lentz and seconded by Mr. Ethan Bullock, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2023-28 and read the title.

**On MOTION by Mr. Lentz and seconded by Mr. Ethan Bullock, with all in favor, Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sungate Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

## FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

- A. **Affidavit/Proof of Publication**
- B. **Mailed Notice to Property Owner(s)**
- C. **Master Engineer's Report *(for informational purposes)***

These items were provided for informational purposes.

- D. **Master Special Assessment Methodology Report *(for informational purposes)***

Mr. Wrathell presented the Master Special Assessment Methodology Report dated November 7, 2022, which was based on the Master Engineer's Report, and the Appendix Tables. He noted the following:

- The CDD consists of approximately 859.608 acres in the City of Daytona Beach.
- The lien will initially apply to the entire 859.608 acres.
- It is anticipated that 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.

Mr. Wrathell noted it is important not to exceed the \$322,087.55 maximum par amount of bonds per acre or the \$31,883.44 annual debt assessment per acre listed in Table 5. A Supplemental Methodology Report will be issued prior to the first bond issuance.

**On MOTION by Mr. Lentz and seconded by Ms. Rentz, with all in favor, the Public Hearing was opened.**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

Mr. Wrathell asked if any affected property owners wish to comment.

No members of the public or affected property owners spoke.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board, sitting as the Equalizing Board, did not make any changes.

**On MOTION by Mr. Rentz and seconded by Mr. Lentz, with all in favor, the Public Hearing was closed.**

- E. **Consideration of Resolution 2023-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property in Assessment Area One Designated Hereby Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date**

Mr. Wrathell presented Resolution 2023-29 and read the title.

The following change was made to Resolution 2023-29:

Title and where necessary: Change "in Assessment Area One" to "within the boundaries of the District"

**On MOTION by Mr. Lentz and seconded by Mr. Rentz, with all in favor, Resolution 2023-29, as amended and in substantial form, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property within the boundaries of the District Designated Hereby Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS****Discussion: Engagement of Trustee**

Mr. Wrathell stated the plan is to engage U.S. Bank to serve as Trustee, Paying Agent and Registrar; the standard fee schedule will apply.

**On MOTION by Mr. Lentz and seconded by Mr. Rentz, with all in favor, engaging U.S. Bank Trust Co., N.A., to serve as Trustee, Paying Agent and Registrar, and authorizing the Chair and District Manager to approve and execute the form of Engagement Agreement that meets industry standards, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of 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.

**SEVENTH ORDER OF BUSINESS****Approval of Minutes**

Mr. Wrathell presented the following:

- A. November 7, 2022 Landowners' Meeting**
- B. November 7, 2022 Organizational Meeting**

The following change was made to the November 7, 2022 Organizational Meeting minutes:

Line 15: Change “Rents” to “Rentz”

**On MOTION by Mr. Lentz and seconded by Mr. Rentz, with all in favor, the November 7, 2022 Landowners’ Meeting Minutes, as presented, and the November 7, 2022 Organizational Meeting Minutes, as amended, were approved.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Staff Reports**

**A. District Counsel: *Cobb Cole***

There was no report.

**B. District Engineer (Interim): *Parker Mynchenberg & Associates, Inc***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

There was no report.

- **NEXT MEETING DATE: January 23, 2023 at 11:00 AM**

The next meeting will be held on January 23, 2023.

#### **NINTH ORDER OF BUSINESS**

#### **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

#### **TENTH ORDER OF BUSINESS**

#### **Public Comments**

No members of the public spoke.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

**On MOTION by Mr. Rentz and seconded by Mr. Lentz, with all in favor, the meeting adjourned at 11:18 a.m.**



Secretary/Assistant Secretary



Chair/Vice Chair