

**MINUTES OF MEETING
TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tranquility Community Development District was held on Wednesday, May 11, 2022 at 2:00 p.m. at 2000 S. Washington Avenue, 2nd Floor, Titusville, Florida.

Present and constituting a quorum were:

William Allen, Jr.	Chairman
Kenneth Belshe	Vice Chairman
William Livingston	Assistant Secretary
David Lusby	Assistant Secretary
Clinton Smith	Assistant Secretary

Also, present were:

George Flint	District Manager, GMS
Rodney M. Honeycutt	District Engineer, Honeycutt & Associates
David M. Rothman <i>by phone</i>	Bryant Miller Olive, PA
Ken Artin <i>by phone</i>	Bryant Miller Olive, PA

The following is a summary of the discussions and actions taken at the May 11, 2022 Tranquility Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:00 p.m. Five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened the public comment period, but there were no comments. He added the public hearing would also allow for comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths to Newly Elected Board Members

Mr. Flint performed the oath of office to the newly elected Board members. All five Board members were in attendance.

B. Consideration of Resolution 2022-16 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint noted the results of the Landowner Election prior to this meeting were Mr. Allen with 300 votes, Mr. Belshe with 300 vote, Mr. Livingston with 298 votes, Mr. Lusby with 298 votes, and Mr. Smith with 298 votes.

On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-16 Canvassing and Certifying the Results of the Landowners' Election as Mr. Allen and Mr. Belshe (with 300 votes), Mr. Livingston, Mr. Lusby and Mr. Smith (with 298 votes), was approved.

C. Election of Officers

Mr. Flint stated that they are required to elected officers every time a Supervisor is elected to the Board.

D. Consideration of Resolution 2022-17 Electing Officers

Mr. Flint noted that this resolution designates a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer. He reviewed the current officers as Mr. Allen as Chair, Mr. Belshe as Vice Chair, Mr. Lusby, Mr. Smith, and Mr. Livingston as Assistant Secretaries, Mr. Flint as Secretary, Jill Burns is the Treasurer and Katie Costa as Assistant Treasurer. The Board had no changes.

On MOTION by Mr. Smith, seconded by Mr. Belshe, with all in favor, Resolution 2022-17 Electing Officers as Mr. Allen as Chair, Mr. Belshe as Vice Chair, Mr. Livingston, Mr. Smith and Mr. Lusby as Assistant Secretaries, Mr. Flint as Secretary, Ms. Jill Burns as Treasurer and Ms. Katie Costa and Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 9, 2022 Organizational Meeting and the March 23, 2022 Continued Meeting

Mr. Flint presented the minutes of the March 9, 2022 Organizational meeting and minutes of the March 23, 2022 continued meeting. He asked for any comments, changes, or corrections. He noted there were changes to who attended by phone.

On MOTION by Mr. Livingston, seconded by Mr. Lusby, with all in favor, the Minutes of the March 9, 2022 Organizational Meeting and the March 23, 2022 Continued Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-20 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing

Mr. Flint noted the requirements for approval of a proposed budget by June 15th of each year and then set the public hearing for final adoption no sooner than 60 days after the proposed. He suggested the August 10, 2022 meeting at 2:00 p.m. at the same location for the public hearing. He summarized the budget and noted it was not binding on the Board and changes could be made between now and the public meeting. He clarified the process to make changes and the dates for the Board questions.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Resolution 2022-20 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for August 10, 2022 at 2:00 p.m. at the Same Location, was approved.

SIXTH ORDER OF BUSINESS

Public Hearings

Mr. Flint explained the public hearings and the process. He asked for a motion to open the public hearings.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Imposition of Special Assessments

i. Presentation of Engineer's Report

Mr. Flint noted the public hearing was open and asked for any comments on the proposed budget or the Engineer's Report. There were members present, but there were no comments.

Mr. Flint explained the ability of the District to impose special assessments and reviewed them. He noted the requirements for the notices of 30 days in advance and that all were sent to landowners. He added there were two notices placed in the paper.

Mr. Honeycutt, the Interim District Engineer, reviewed the Engineer's Report. He noted the acreage for the District was 346 acres. He stated the single family units are divided into 70' and 55' units and there are 99 lots in Phase 1, 102 in Phase 2, and 74 in Phase 3. He added there were apartments and condos, nonresidential which is hotel and commercial property. He noted the breakdown cost estimate for the projects and the total at \$55,821,546. He reviewed the breakdowns of the permits and the exhibits.

ii. Presentation of Assessment Methodology

Mr. Flint reviewed the Assessment Methodology and tables within the report. He noted the main difference in Table 1 separates out the 99 pre-sold 70' lots. Table 2 is the improvements noted in the Engineer's report totaling \$55,821,546. Table 3 is the bond sizing for purposes of the Master Methodology at a par amount of \$72,825,000. Table 4 allocates the benefits to the properties, and they are listed with improvement costs per product type. He noted that Table 5 is allocation of benefit based on par debt and for the 70' lots and a Developer contribution of \$2,765,923 which bring the per unit assessment down to \$1,950. Tables 7 shows 99 pre-sold lots, as well as the unplatted properties.

iii. Consideration of Resolution 2022-22 Levying Special Assessments

Mr. Rothman presented Resolution 2022-22 and explained the purpose of levying special assessments. Mr. Flint asked for a motion to approve.

On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-22 Levying Special Assessments, was approved.

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

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

iv. Consideration of Notice of Special Assessments

Mr. Flint noted that the assessments had been properly noticed.

B. Public Hearing on the District’s use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

i. Consideration of Resolution 2022-18 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Mr. Flint explained that Resolution 2022-18 allows the District to use the tax bill. Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint asked for any public comment on the uniform method of levying, collection, and enforcement. There were no public comments. Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

Mr. Flint explained that Resolution 2022-18 would put the assessments on the tax roll and collect in that format.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Resolution 2022-18 Expressing the Districts Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Adoption of the District Rules of Procedure

i. Consideration of Resolution 2022-19 Adopting the Rules of Procedure

Mr. Flint noted they would keep the public hearings open for the remainder of the items.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted the Board was provided with a preliminary set of rules of procedure and the public hearing to set these are for today. He added these govern how services are bid out, how the process of District meetings, hearings, and workshops. He added they follow the Florida Statutes.

Mr. Rothman reviewed the process the set of rules for the District and the required notices.

On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2022-19 Adopting the Rules of Procedure, was approved.

D. Public Hearing on the Adoption of Fiscal Year 2021/2022 Budget

i. Consideration of Resolution 2022-21 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds

Mr. Flint noted this approves the current year budget which ends on September 30, 2022, and this is the public hearing that is required for adoption. This is funded by a Developer Funding Agreement which obligates the Developer to fund the costs of the District's operations. Mr. Flint asked if there were any public comments. There were no public comments.

On MOTION by Mr. Lusby, seconded by Mr. Livingston, with all in favor, Resolution 2022-21 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds, was approved.

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

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of RFQ

Mr. Flint noted that Rodney Honeycutt was appointed Interim Engineer and the authorization was given to issue and RFQ for Engineering services, but no responses were

received. He asked the Board to authorize management to re-issue the RFQ. It was discussed if there were no responses they would continue with the interim.

On MOTION by Mr. Belshe, seconded by Mr. Allen, with all in favor, the Authorization to Re-issue the RFQ, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Rothman noted there was nothing further to report. They are working to move forward with the validation of bonds.

B. Engineer

Mr. Honeycutt noted there was nothing further to report.

C. District Manager's Report

Mr. Flint had nothing further to report.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Flint noted there were no Supervisor requests or audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Belshe, seconded by Mr. Lusby, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman