

**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, **August 10, 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
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
Mark Watts <i>by phone</i>	District Counsel, Cobb Cole

The following is a summary of the discussions and actions taken at the August 10, 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. Four Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that there were only staff and Board members in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 11, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the May 11, 2022 Landowners Meeting

Mr. Flint presented the minutes of the May 11, 2022 Board of Supervisors meeting and the Landowners meeting minutes from May 11, 2022. He asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Approval of the Minutes of the May 11, 2022 Board of Supervisors meeting and Accepting the Minutes of the May 11, 2022 Landowners Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2022-23 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint noted that the Board previously approved a resolution approving a proposed budget. He explained that they set the public hearing for today for the final consideration. The resolution in the agenda package approved the budget for the Fiscal Year 2023, which would start on October 1, 2022. He noted that it was an administrative budget, and that it contemplated general expenses and expenses assuming that there would be one bond issue. He noted that it contemplated a Developer Funding Agreement as the source in lieu of the District imposing assessments.

Mr. Flint stated that they would go ahead and open the public hearing. He noted that there were no members of the public present to provide comment or testimony. He brought it back to the Board for discussion and consideration of the resolution. He asked for any questions or comments on the resolution or the budget. Hearing none,

On MOTION by Mr. Smith, seconded by Mr. Lusby, with all in favor, Resolution 2022-23 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint stated that they would close the public hearing.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Developer Funding Agreement

Mr. Flint stated that this Developer Funding Agreement was for the Fiscal Year 2023. He noted that the budget that was just approved would be attached as an exhibit. He noted that the form of the funding agreement was the same as the prior funding agreement that the District entered into for the Fiscal Year 2022. He asked for any questions on the funding agreement. Hearing none, he asked for a motion to approve it.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint noted that each year they were required to approve an annual meeting schedule. He stated that they had prepared a meeting notice that included their typical meeting schedule, which was the second Wednesday of the month at 2:00 p.m. in their current location.

On MOTION by Mr. Livingston, seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

**Mark Watts joined the meeting by phone at this time.*

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated that they have now received the signed order from the judge's office approving up to the \$72,800,00 bond issue. He stated that he would circulate a copy of the signed order. He noted that they had the yield deadline, and that they would get a certificate of no appeal. He stated that they were now at the point where they could start working on that initial bond issue.

B. Engineer

Mr. Honeycutt noted there was nothing further to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint stated that the unaudited financials were through June 30, 2022. He noted that there was no action necessary.

ii. Ratification of Funding Request #2

Mr. Flint stated that this was a combination of capital cost, which when the bonds were issued, they could be reimbursed from the cost of issuance, the engineer’s report cost, the general fund cost, District counsel, District manager, District engineer and then the Board compensation. He noted that this went back a few months. He stated that the total was \$37,503.76, which half of that would be recoverable from the bond funds once the bonds were issued. He asked if there were any questions on the funding request.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, the Funding Request #2, was approved.

iii. Reminder to File Form 1 with Supervisor of Elections

Mr. Flint reminded the Board to file the Form 1. He explained that this was the annual financial disclosure form.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

August 10, 2022

Tranquility CDD


Secretary/Assistant Secretary


Chairman/Vice Chairman