

**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 8, 2024** at 2:00 p.m. at 5445 S. Washington Ave., Titusville, Florida.

Present and constituting a quorum were:

Gary Allen Jr.	Chairman
Kenneth Belshe <i>by phone</i>	Vice Chairman
William Livingston	Assistant Secretary
David Lusby	Assistant Secretary
Clint Smith	Assistant Secretary

Also, present were:

Jeremy LeBrun	GMS, Manager
Rodney Honeycutt	District Engineer

The following is a summary of the discussions and actions taken at the May 8, 2024 Tranquility Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 2:04 p.m. Four Supervisors were in attendance in person. Mr. Kenneth Belshe joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun asked if any members of the public wish to make a comment. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 8, 2023
Audit Committee and Board of Supervisors
Meetings**

Mr. LeBrun presented the minutes of the November 8, 2023 Audit Committee and Board of Supervisor's meetings and asked for any comments, corrections, or questions. Hearing none, he asked for a motion of approval.

On MOTION by Mr. Smith, seconded by Mr. Allen, with all in favor, the Minutes of the November 8, 2023 Audit Committee and Board of Supervisors meetings, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02
Approving the Fiscal Year 2025 Proposed
Budget and Setting a Public Hearing**

Mr. LeBrun stated this is the same version that was circulated in the email to the Board. This is pretty similar to the current fiscal year budget. It is still reflecting developer contribution but wanted to make sure the Board is aware this is not showing an O&M assessment and also not reflecting any maintenance costs. This is based on what they have up to this point. As of now, they are still looking at finalizing some of the numbers and getting more detailed data for that. This would be approving the proposed budget but not actually adopting the budget until the August 14th meeting. It starts the process for Fiscal Year 2025 budget. There are slight increases in management fees and website maintenance.

Mr. Belshe noted the developer is anticipating a bond issue in the calendar year of 2024, does that allow this to be changed so that they move to more of a landowner, lot owner, home owner funded operation as opposed to the developer contributions of \$140,000. When does this transition happen? Mr. LeBrun noted if the Board is looking to go to an O&M assessment, this meeting can be continued to June to factor in the maintenance assessments or if they are looking at any turnover in the next fiscal year for those maintenance costs. The next meeting is June 12th and by law there has to be a proposed budget by June 15th. Mr. Belshe asked without a bond issue is there such a thing as Trustee fees. Mr. LeBrun will check with the Trustee or accounting. The Board wants to approve this as is and if it needs to be amended, it will be done at the June 12th regular scheduled meeting.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2024-02 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing for August 14, 2024 at 2:00 p.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Setting Date, Time and Location of Landowners' Election and Meeting

Mr. LeBrun noted the Landowners' Election will be November 5, 2024 at 2:00 p.m. at this location. Seats 3, 4, and 5 will be up for landowners' election. The landowners' election date will be noticed per statute.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Resolution 2024-03 Setting November 5, 2024 at 2 p.m. at this Location for Landowners' Election and Meeting, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2023 Audit Engagement Letter

Mr. LeBrun noted Grau & Associates was selected as the auditor for the Districts FY2023 audit. As District Manager, we executed this on the Boards behalf so looking for ratification by the Board.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the Fiscal Year 2023 Audit Engagement Letter, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Review of Reminder Memo Regarding Florida Laws for Public Officials

Mr. LeBrun reviewed the 4 hours of ethics training completed this calendar year to be reported on next year's Form 1 electronically. You self-certify that you did the training. There are links to training in the agenda. Form 1 is due in July, electronically.

B. Engineer

Mr. Honeycutt had nothing to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31, 2024 on page 39 of the agenda. No action is required by the Board.

ii. Ratification of Funding Requests No. 17-22

Mr. LeBrun presented funding requests No. 17-22 and asked for ratification.

On MOTION by Mr. Lusby, seconded by Mr. Smith, with all in favor, Funding Requests No. 17-22, were ratified.

iii. Presentation of Registered Voters – 0

Mr. LeBrun stated each year the District is required to report the number of registered voters. As of April 15, 2024, there was 0 registered voters.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

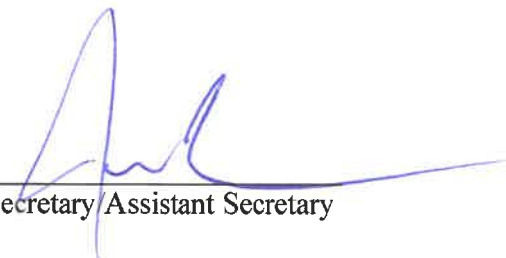
There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

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


Secretary Assistant Secretary


Chairman/Vice Chairman