

**MINUTES OF MEETING
CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossings Community Development District was held on Wednesday, **April 3, 2024** at 9:05 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Brian Walsh <i>by Zoom</i>	Chairman
Milton Andrade	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jeremy LeBrun	District Manager, GMS
Grace Kobitter <i>via Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 3, 2024 Crossings Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 9:05 a.m. Three Supervisors were in attendance at the meeting and one on Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There are only Board members and staff. There are no members of the public in attendance.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 2, 2023
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the August 2, 2023 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Minutes of the August 2, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the District

Mr. LeBrun asked for a motion to open the public hearing. He noted there are no members of the public present, just Board and staff.

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

i. Consideration of Resolution 2024-01 Ratifying the Publishing of Advertisements Setting the Public Hearing on Amenity Policies and Rates and Adopting Amenity Policies and Rates for the District

Mr. LeBrun stated that the purpose for the public hearing is for consideration of Resolution 2024-01 ratifying the publishing of advertisements setting the public hearing on amenity policies and rates and adopting amenity polices and rates for the District. This is what was advertised for the hearing today. Starting on page 17 of the agenda are the published rates so that is the highest the Board can set but the Board is free to change any of the rates. The Board decided the dog park, fitness center and fire pit be deleted from amenity hours, leaving trail policies as is, bring rental fee down to \$250 (includes cleaning fee) for meeting room and deposit at \$250 non-member fee set at \$4,000, and replacement access card \$30.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2024-01 Ratifying the Publishing of Advertisements Setting the Public Hearing on Amenity Policies and Rates and Adopting Amenity Policies and Rates for the District, was approved as amended.

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

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

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FIFTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC

Mr. LeBrun stated Board has previously contracted with AMTEC for rebate arbitrage calculations. The calculations are on page 46 of the agenda which show no rebate liability.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Report for Series 2022 Bonds from AMTEC, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun stated the Board enters into this agreement annually with the county. Jill has already signed and submitted this so just looking for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024 Data Sharing and Usage Agreement with Osceola County, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposed Construction Agreement for Phase 2 – The Crossings – ADDED

- A. Draft Standard form of Agreement between Owner and Contractor for Construction Contract between Clayton Properties Group, Inc. and The Briar Team, LLC**
- B. Assignment of Contractor Agreement**

Mr. LeBrun stated usually with an added item they will take public comment but there are no members of the public present or on Zoom. Ms. Kobitter noted included in the package is the standard form of agreement for Crossings Phase 2 as well as the assignment package of that agreement. She would be happy to take any questions from the Board. Mr. LeBrun asked if this should be approved in substantial form. Ms. Kobitter stated yes if there are any revisions that the Board sees they would like to make.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposed Construction Agreement for Phase 2 – The Crossings - ADDED, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

Ms. Kobitter had nothing additional to report.

B. Engineer

Mr. Arrington had nothing to report unless there are any questions.

C. Field Manager's Report

Mr. Smith presented the field manager's report. He noted the amenity is nearing completion. He is gathering proposals for maintenance of the pool, landscaping, pest control, and janitorial. Landscaping and aquatics are currently being done on a month-to-month basis. Billing is at a monthly rate until a contract is awarded. The vendors are Blade Brothers Orlando and Aquatic Weed Management. Right now, they are switching to full time weekly maintenance for landscaping. There was an abundance of construction trash built up in the ponds. The crew will continue to pick up trash and make sure the amenity pond is cleaned up.

Mr. Wright presented proposals from 5 Star Pro Services and Resort Pools. The main difference in their pricing and scope is Resort Pools includes all chemicals for the year in the monthly price. 5 Star Pro Services bills for chemicals on an as needed basis. His recommendation would be Resort Pools.

Mr. Wright presented proposals for janitorial from Clean Star and DBS Cleaning. Clean Star works hand in hand with Resort Pools. He noted DBS Cleaning subcontracts different local cleaning services. Pricing for the two is similar. He recommended Clean Star. Mr. Smith noted the goal is to have amenity open by second to third week of May.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Resort Pools and Clean Star Services Proposals, was approved.
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Mr. Wright handed out a map and noted it is based on what will be budgeted for in the next fiscal year in terms of maintenance responsibilities including landscaping, aquatics – 2 ponds, pool/playground area and fountain in front of amenity center. He noted anything can be added on.

D. District Manager's Report

i. Approval of Check Register

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Mr. LeBrun presented approval of the check register included in the packet on page 373. The general fund included checks 124-171 and construction fund checks 1-26. Grand total for the check register is \$6,859,309.31. Behind the register is the detailed summary.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Check Register totaling \$6,859,309.31, was approved.

ii. Balance Sheet & Income Statement

Mr. LeBrun stated that the financials were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Brian Walsh

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Chairman/Vice Chairman