

**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, **June 5, 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
Kareyann Ellison	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Ashton Bligh <i>by Zoom</i>	Greenberg Traurig
Jarrett Wright	Field Manger, GMS

The following is a summary of the discussions and actions taken at the June 5, 2024 Crossings Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:08 a.m. Four Supervisors attended the meeting and one attended via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Buns stated that there were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

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A. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath of office to Kareyann Ellison who was appointed at the last Board of Supervisors meeting. Ms. Burns also added that Ms. Ellison sits on other Boards so there was no need to go over the Sunshine Laws.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 1, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes of the May 1, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Minutes of the May 1, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Most Recent Supplemental Engineer’s Report dated June 5, 2024

Mr. Arrington presented the Supplemental Engineer’s Report dated June 5, 2024, and summarized the changes for the Board. The exhibits include the legal description and cost estimate at \$28,530,822.94. He offered to answer any Board questions. It was stated that section 5.1, permit table, should be updated because all permits are in hand at this time. There is also a reference to the city of Winter Haven, and it should be corrected to reflect Osceola County. There being no other comments or questions Ms. Burns asked for a motion of approval as amended.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Most Recent Supplemental Engineer’s Report dated June 5, 2024, was approved as amended.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Second Supplemental Assessment Methodology (2024 Project) dated June 5, 2024

Ms. Burns stated presented the Second Supplemental Assessment Methodology (2024 Project) dated June 5, 2024 which is for Phase 2. She summarized the tables for the Board stating that Table 1 is the development program with 4 product types with a total of 276 units within the

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assessment area. Table 2 shows the infrastructure cost estimates from the engineer’s report totaling \$28,530,823.94 with an estimated bond sizing of \$14,000,000. Table 4 outlines the improvements costs for each of the product types. Table 5 breaks down the par debt per unit. Table 6 breaks down the net and gross annual debt assessment per unit. Table 7 is the preliminary assessment roll with one property owner listed as Land Self Equities, LLC. which owns the entirety of Phase 2, 64.045 acres. She asked for any Board questions and there was brief discussion on the execution of agreements and bond pricing. They hope to have a land closing with Highland will be the week of the 17th. There being no other comments there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Second Supplemental Assessment Methodology (2024 Project) dated June 5, 2024, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Delegation Resolution (2024 Project)**

Ms. Bligh noted that this is a supplemental resolution contemplated when the Board adopted the original resolution back in January of 2022. This resolution contains documents as exhibits to sell one series of bonds which is the District’s second series of bonds for Phase 2 of the overall project. These bonds will provide the fundings for public infrastructure for the 276 home sites and this is collectively being referred to as the 2024 Project and described in schedule 1 attached to the resolution that is the same cost table provided in the most recent updated Engineer’s Report. Ms. Blight described the forms of documents attached to the resolution which can be found in the agenda package. She highlighted some things for Board information and offered to answer any questions. There being no comments, she asked for a motion of approval.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, Resolution 2024-05 Delegation Resolution (2024 Project), was approved.

EIGHTH ORDER OF BUSINESS

**Ancillary Documents for Series 2024
Project Bonds**

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Completion Agreement**

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- D. Acquisition Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**

Ms. Kobitter reviews the ancillary documents for the Board and gave a brief description of stated documents above for Board information. She offered to answer any questions. There being none, she asked for a motion of approval in substantial form.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Ancillary Documents for Series 2024 Project Bonds, were approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Letter for Underwriter Services for Series 2024 Project Bonds from FMS Bonds

Ms. Burns stated that this is the agreement from FMS Bonds for this series. There were no questions, and a motion of approval followed.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Letter for Underwriting Services for Series 2024 Project Bonds from FMS Bonds, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06 Re-Setting Fiscal Year 2024/2025 Budget Hearing Location

Ms. Burns noted the current cation is occupied for that week and stated that the new Location is in the county and is a Holiday that they have used in the past. Ms. Buns offered to answer any questions. There being none, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2024-06 Re-Setting Fiscal Year 2024/2025 Budget Hearing Location, was approved.

ELEVENTH ORDER OF BUSINESS

Ratification of Special Warranty Deed for Phase 1 Common Areas

Ms. Burns stated this has already been executed and she is looking for Board ratification.

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On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Special Warranty Deed for Phase 1 Common Areas, was ratified.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Kobitter noted that the approval for Briar needs to be circulated for signature. She also introduced Patrick Collins to the Board, who is a new hire with the firm. She offered to answer any Board questions. There being none the next item followed.

B. Engineer

There was nothing new for Mr. Malave to report to the Board and the next item followed.

C. Field Manager's Report**i. Consideration of Proposal for Palm Tree Injections**

Mr. Wright presented the field manager's report and highlighted some items for Board review.

He presented the proposal for palm tree injections. It is his recommendation to do one quarterly cycle of injections to stabilize the trees who may not have gotten the needed care in the beginning due to not having an irrigation system online. The total cost to treat the 30 trees is \$3,750.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Proposal for Palm Tree Injections, was approved.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register that was included in the agenda package for Board review totaling \$681,600.30. She offered to answer any questions. There being none, she asked for a motion of approval.

On MOTION by Mr. Shenefield, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Brian Walsh
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Chairman/Vice Chairman