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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**, **November 13, 2024,** at 9:12 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
David Adams	Assistant Secretary
Kareyann Ellison *by Zoom*	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Joey Duncan *by Zoom*	District Engineer, Dewberry
Rey Malave *by Zoom*	District Engineer, Dewberry
Jarrett Wright	Field Manager, GMS

The following is a summary of the discussions and actions taken at the November 13, 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 9:12 a.m. Four 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 **Organizational Matters**

A. Administration of Oath to Newly Elected Board Members

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Ms. Burns stated they swore in David Adams and Garret Parkinson prior to the start of this meeting. She noted Kareyann Ellison is joining via Zoom and will be sworn in at a later date, so Ms. Ellison will be unable to vote today.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns presented the results of the Landowners' Election that was held last Tuesday where Kareyann Ellison, Garret Parkinson, and David Adams were elected to those seats. She was happy to answer any questions.

> On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns presented the election of officers.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns stated previously Mr. Walsh was the Chairman, Mr. Andrade was the Vice Chairman, and the other three Supervisors were Assistant Secretaries along with George Flint and Ms. Burns, herself, was the Secretary. She asked if the Board wants to keep that the same. The Board decided for Mr. Andrade to be the Chairman and Mr. Walsh be the Vice Chairman and the other three Supervisors and staff will remain the same as outlined.

> On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2025-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 7, 2024 Board of Supervisors meeting. She 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. Walsh, with all in favor, the Minutes of the August 7, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03 Ratifying Series 2024 Bonds**

Ms. Burns presented Resolution 2025-03 to the Board. She stated the District closed on the series of bonds on August 9, 2024. She explained that this resolution ratifies, confirms and approves all actions taken by District staff in coordination with the closing of that series of bonds.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Ratifying Series 2024 Bonds, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Amended and Restated Disclosure of Public Financing**

Ms. Burns stated this will be recorded to put property owners in Phase 2 on notice of the series of bonds that was issued. She was happy to answer any questions. Hearing no questions, she stated they are looking for a motion to approve this item and authorize it being recorded.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Amended and Restated Disclosure of Public Financing and Authorizing it being Recorded, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Burns stated they heard from the developer, and they are interested in expanding the boundaries of the District. She explained that this would authorize staff to file that petition with Osceola County.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2025-04 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

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EIGHTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement**

Ms. Burns stated this agreement is with Clayton Properties Group and that entity will fund all the costs associated with the boundary amendment process and getting that filed and that it is not reimbursable through bond funds later.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Boundary Amendment Funding Agreement, was approved.

NINTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC**

Ms. Burns stated under the internal Revenue Code, the District has to demonstrate they do not earn more interest than they pay on the bonds. She pointed out on page 4 it shows a negative arbitrage amount confirming that they do not earn more interest than they pay on the bonds. She was happy to answer any questions. She noted that this was an annual required report under the Trust Indenture.

> 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.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins had nothing to report to the Board.

B. Engineer

i. Ratification of Work Authorization 2025-1 for District Engineering Services

Mr. Malave explained that this work authorization was for the continuing consulting services as District Engineer for the new fiscal year.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Work Authorization 2025-1 for District Engineering Services, was ratified.

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C. Field Manager's Report

Mr. Wright presented the Field Manager's report. He stated the AC units at the clubhouse were serviced last month and they will be doing that on a quarterly schedule. He noted that they were having to change out the filters there every month because it is getting a lot of dirt going through it. He stated they did have a follow-up visit scheduled for yesterday to investigate some other issues that were going on with them. They first determined that the thermostat in the clubhouse powers the bathrooms and the one in the bathroom powers the clubhouse, which was a workaround they had to figure out. He stated the perimeter fence and access control systems have been installed at the playground and it is all working now. He pointed out that one big issues that they are seeing is that they are getting a lot of overspray from the splashpad, which is killing all the plants within a 50 foot radius of the overspray. He suggested and is having the landscaper look at ripping out the plants that are dying there and potentially looking at going with lava rock, river rock, or something that looks nice, but they don't have to worry about plant replacements. He added that it is just one section on the parking lot side. After discussion, Mr. Wright stated he would have the landscaper get a couple of different options for the Board to review. He stated the pool furniture was secured for the storm and reset afterwards by GMS staff. He stated the only damage other than the debris and fallen trees was the playground shade structure fabric was ripped. He explained that they were having to wait for insurance to approve the cleanup, but as of now the shade structure fabric has been removed and taken down and the vender has already placed the order for the replacement. As soon as they get that order in, they will have it installed. He further explained that for future storms, they will have the shade structure taken down prior to the storm. Ms. Burns pointed out that the deductible is $10,000 from any hurricane damage. Irrigation was discussed.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from July 1st through September 30th and the total is $65,651.66.

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

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ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials through September 30th were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/2024

Ms. Burns reminded the Board of the 4 hours of Ethics Training that must be completed by December 31, 2024. She noted that Mr. Adams does not need to do this training this year because he joined after the deadline on March 31st, but she explained the process for his requirements next year in 2025.

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman