

**MINUTES OF MEETING  
PRESTON COVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **December 16, 2021** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi	Chairman
Owais Khanani	Vice Chairman
Dan Eshleman	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel
Brett Sealy	MBS Capital Markets
Sete Zare	MBS Capital Markets
Peter Dame	Akerman
Tim Bramwell	Akerman

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

There is one Board member who has yet to be sworn in, but they were not present at the current meeting, so the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of October 28, 2021 Meeting and Acceptance of Minutes of October 28, 2021 Landowners' Meeting**

Mr. Flint asked the Board if they had any comments or corrections to the minutes from the Board of Supervisor's meeting or the Landowners' meeting held on October 28, 2021 meeting. The Board had no changes.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, Approval of the Minutes of October 28, 2021 Meeting and Acceptance of the Minutes of the October 28, 2021 Landowners' Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Review of Preliminary Supplemental Assessment Methodology Report**

Mr. Flint noted that this item was added to the agenda and is included in the agenda package. The District has been through the assessment process and levied a cap on what the assessment amounts will be which the Preliminary Supplemental Assessment Methodology Report reflects. It is an estimate of what the assessments would be prior to pricing. Once the bonds are priced, this report will be updated with the final terms of the bond issue. This does not require formal action by the Board and is just informational at this point.

Mr. Sealy from MBS Capital Markets described the structure of the bond issue for the benefit of the Board and staff. He noted that they thought that the best structure to proceed with was to split the District into two assessment areas and structure A bonds only for phase 1A which is planned for 367 units. As a result of the development schedule, development cash flow, and anticipation of the scheduled takedown of all of the Phase 1A lots in bulk, they have structured for the initial assessment area consisting of the Phase 1A unit and A bond only and then structured a second assessment area constituting Phase 1B which has the remainder of the planned units which will be 236 units and there will be an A and B bond with the B bond intended to be paid down as the developer closes on the lots with the various builders. There are two Supplemental Trust Indentures, each one governing the series of bonds applicable to the two assessment areas that were described. Legal descriptions are being prepared for Phase 1A being Assessment Area 1 and 1B and 2 being Assessment Area 2.

There were no questions regarding the proposed structure. Mr. Flint provided a brief overview of the tables in the methodology report that can be found in the agenda package. There was no Board action required.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06  
Delegation Resolution**

Mr. Flint stated that this was prepared by bond counsel and Mr. Dame with Akerman presented it to the Board. At the August meeting the Board approved a bond resolution authorizing the issuance of bonds and was validated through the courts and completed by District counsel. This resolution is the next step in that process authorizing the issuance of a portion of the bonds up to \$20 million in the three series of bonds as presented in the Preliminary Supplemental Assessment Methodology Report. The resolution will also approve the forms of the supplemental indentures under which the bonds will be issued and approves various other agreements including the Bond Purchase Agreement, the Offering Document, a Continuing Disclosure Agreement and the forms of those agreements. This being a delegation resolution, it will delegate to the Chairman and to staff the authority to take all actions necessary to sell the bonds and get them issued.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, Resolution 2022-06 Delegation Resolution, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Engineering Services  
Agreement with Hanson, Walter &  
Associates, Inc.**

Mr. Flint stated that this agreement assigns the services of engineering to the District to Hanson, Walter & Associates, Inc. After the bidding process, the District's only response was from Hanson & Walter and the Board ranked them #1, accepted that proposal, and directed staff to come back with an agreement. The agreement can be found in the agenda package. There being no questions, Mr. Flint asked for a motion of approval.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the Engineering Services Agreement with Hanson, Walter & Associates, Inc., was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint reported that this is a relatively new agreement that the property appraiser requires any governmental entity that uses the tax bill for collection methods because the property appraiser provides the District with a tax roll that is used to fill the assessments in and provide it back to them. There are certain individuals that are exempt from public records under the statutes, for example police officers, and this agreement ensures that the District is keeping those individual's information confidential.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Uniform Method Agreement with the Osceola County Property Appraiser**

Mr. Flint stated that in order to be able to use the tax bill as the collection method for assessments the District is required to enter into an agreement with the property appraiser and the statutes describe the fees that they can charge for the District to use the tax bill.

On MOTION by Mr. Foradi, seconded by Mr. Eshleman, with all in favor, the Uniform Method Agreement with the Osceola County Property Appraiser, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported that there is a memo included in the agenda regarding a new law that was passed in January requiring a 20-year needs analysis report regarding wastewater and stormwater systems. The recommendation would be for the Board to direct Hanson Walter to work in conjunction with the District manager to come up with a cost estimate proposal to bring back to the Board regarding what the cost would be to prepare the report for the District. It is not due to the county until June 30, 2022. Mr. Flint suggested having a proposal ready to present at the next meeting in January for Board consideration.

Ms. Trucco also reported that the certificate of no appeal was issued by the court and relates to the validation permitting the District to proceed with issuing the bonds.

**B. Engineer**

Engineer reported that the only thing that might affect the CDD, once the systems are taken over, DEP has some violations on the project and is of their opinion that the violation stems from illegal activity on a property on the southside of Jones Road. The county has been notified and DEP is in the process of violating them now. The contractor will need to take some background samples and the engineer can do that, if need be, but the contractor is the one who would need to be protected in this particular situation.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through October 31<sup>st</sup>. There was no action required from the Board.

**ii. Ratification of FY2022 Funding Requests #2-4**

Mr. Flint presented funding requests #2-4 and asked the Board to ratify them. The total was \$9,912. There being no questions, Mr. Flint asked for a motion to ratify.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, FY2022 Funding Requests #2-4, were ratified.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman