

**MINUTES OF MEETING
BELLE HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Belle Haven Community Development District was held on Wednesday, May 19, 2022 at 2:35 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present and constituting a quorum were:

Eric Baker	Chairman
Chris Wrenn	Vice Chairman
Mary Burns	Supervisor

Also, present were:

George Flint	District Manager, GMS
Tucker Mackie	District Counsel
Andy Hatton	Field Manager

The following is a summary of the discussions and actions taken at the May 19, 2022 Belle Haven Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:35 p.m. Three Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office Newly Elected Supervisors

Mr. Flint swore in the newly elected Supervisors.

B. Consideration of Resolution 2022-27 Canvassing and Certifying the Results of Landowners' Election

Mr. Flint stated that Mr. Wrenn received 58 votes, Mr. Baker received 58 votes and Ms. Burns, Mr. Payne, and Ms. Turke received 57 votes. Mr. Wrenn and Mr. Baker will serve four-year terms and Ms. Burns, Mr. Payne, and Ms. Turke will serve two-year terms.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-27 Canvassing and Certifying the Results of Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that each time there is an election, the statutes require that the Board consider officers.

D. Consideration of Resolution 2022-28 Electing Officers

Mr. Flint reviewed the resolution and stated that currently Mr. Baker is the Chairman, and Mr. Wrenn is Vice Chairman, and the other three Board members are Assistant Secretaries. Mr. Flint is also an Assistant Secretary and Ms. Jill Burns is Treasurer. The Board elected to keep the same officers.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-28 Electing Officers with Mr. Baker as Chair, Mr. Wrenn as Vice Chair, Mr. Payne, Ms. Turke, and Ms. Mary Burns as Assistant Secretaries, and GMS staff of George Flint as Secretary, and Jill Burns as Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 30, 2022 Meeting

Mr. Flint presented the minutes from the March 30, 2022 Board of Supervisors meeting and asked for comments or corrections to those minutes. The Board had no changes.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Minutes of the March 30, 2022 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint stated at the organizational meeting the Board authorized staff to issue an RFQ for engineering services. They advertised the RFQ in the Orlando Sentinel and they received one response from Lighthouse Engineering Inc. The proposal was included in the agenda package.

Mr. Flint stated that anytime there are less than three responses to the RFQ that the Board has the ability to reject and reissue the RFQ. After Board discussion, they made the unanimous decision to reject and reissue the RFQ.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Rejection and Reissuance of the RFQ for District Engineering Services and Selection of District Engineer, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-33 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing

Mr. Flint reviewed the proposed budget for the Board and offered to answer any questions. He stated that the date of the public hearing was suggested to be August 18, 2022, which was the same day as their regular August meeting.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-33 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for August 18, 2022 at 2:30 p.m. at the same location, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearings

Mr. Flint asked for a motion to open the public hearings.

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

A. Special Assessments

1. Presentation of Engineer's Report

There was not a District Engineer present. Ms. Mackie, District counsel, stated that the purpose of holding the public hearing is to hear public comments on the District's desire to levy the master debt service assessments over the property. She stated that it doesn't mean they will begin assessing for the improvements identified in the Engineer's Report, rather that the assessment will be finalized once they make the determination to issue bonds. She stated that will result in a Supplemental Engineer's Report and Supplemental Assessment Report at that point in time.

There were no members of the public present, but Ms. Mackie reviewed questions that she would typically ask the public for the record. Management confirmed that the lands do receive a special benefit from the improvements identified in the report, and that the costs are equal to or greater than the value than the property itself.

2. Presentation of Assessment Methodology Report

Mr. Flint reviewed the tables in the Assessment Methodology Report for the Board. The Board did not have any questions.

3. Consideration of Resolution 2022-29 Levying Special Assessments

Ms. Mackie asked Mr. Flint if in his opinion, did the land subject to assessments receive special benefits from the District's capital improvement plan, Mr. Flint replied yes. Ms. Mackie also asked if that benefit was reasonably apportioned among the lands receiving such benefit. Mr. Flint replied yes. Ms. Mackie asked if it was reasonable and proper to assess the cost of the CIP against the lands in the District in accordance with the methodology as set forth in the assessment roll. Mr. Flint replied yes. Ms. Mackie asked if the lands would receive a benefit equal to or in excess of the maximum special assessments when allocated. Mr. Flint replied with yes.

Ms. Mackie reviewed Resolution 2022-29 that was included in the agenda package and offered to answer any questions from the Board. There were no members of the public present to provide comment.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-29 Levying Special Assessments, was approved.

B. Rules of Procedure

i. Consideration of Resolution 2022-30 Adopting the District's Rules of Procedure

Mr. Flint stated that notices for this resolution ran in the paper in accordance with statutes.

There were no members of the public present to provide comment or testimony.

Ms. Mackie reviewed the resolution and stated that these rules were provided for the Board at the organizational meeting and they provide for the processes by which the Board will operate not only on a general basis, but with respect to procurement as well. She offered to answer any questions.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-30 Adopting the District's Rules of Procedure, was approved.

C. Uniform Method of Collection

i. Consideration of Resolution 2022-31 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint stated that this resolution gives the District the ability to collect the debt and O&M Assessments on the tax bill. Mr. Flint also stated that the notices ran in the newspaper in accordance with the statutes.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, Resolution 2022-31 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

D. Fiscal Year 2021/2022 Budget

i. Consideration of Resolution 2022-32 Adopting the Fiscal Year 2021/2022 Budget and Relating to the Annual Appropriations

Mr. Flint stated that this resolution contains a prorated administrative budget that takes the District through September 30, 2022 and anticipates a developer funding agreement in place to pay those costs. There were no members of the public present to provide comment or testimony.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2022-32 Adopting the Fiscal Year 2021/2022 Budget and Relating to the Annual Appropriations, was approved.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated that they were able to confirm that the bond validation hearing date will be in early August and it will be a virtual hearing.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Baker, seconded by Ms. Burns, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman