

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 7, 2022**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS AND  
REGULAR MEETING AGENDA**

# Reserve at Van Oaks Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

February 28, 2022

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Reserve at Van Oaks Community Development District

Dear Board Members:

The Board of Supervisors of the Reserve at Van Oaks Community Development District will hold Multiple Public Hearings and a Regular Meeting on March 7, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 12:00 P.M., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Board of Supervisors (*the following will also be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Chapter 190, Florida Statutes
  - D. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2022-27, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2022-28, Designating Certain Officers of the District, and Providing for an Effective Date

6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
  - A. Affidavit/Proof of Publication
  - B. Consideration of Resolution 2022-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Reserve at Van Oaks Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
  
7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
  - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
  - A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Engineer's Report (*for informational purposes*)
  - D. Master Special Assessment Methodology Report (*for informational purposes*)
  - E. Consideration of Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

- 8. Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
- 9. Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
- 10. Approval of January 31, 2022 Organizational Meeting Minutes
- 11. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer (Interim): *Poulos & Bennett, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

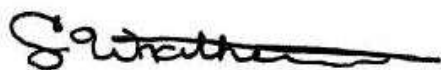
- NEXT MEETING DATE: April 4, 2022 at 12:00 P.M.
- QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 413 553 5047**

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2022-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Reserve at Van Oaks Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Auburndale, Polk County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

	Seat 1	___ Votes
	Seat 2	___ Votes
	Seat 3	___ Votes
	Seat 4	___ Votes
	Seat 5	___ Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

	Seat 1	___-Year Term
	Seat 2	___-Year Term
	Seat 3	___-Year Term
	Seat 4	___-Year Term
	Seat 5	___-Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7th day of March, 2022.

ATTEST:

**RESERVE AT VAN OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**RESOLUTION 2022-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Reserve at Van Oaks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Kristen Suit** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7th day of March, 2022.

ATTEST:

**RESERVE AT VAN OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A**

# LOCALiQ

The Gainesville Sun | The Ledger  
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News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Ms. Daphne Gillyard  
Reserve at Van oaks CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

02/07/2022, 02/14/2022, 02/21/2022, 02/28/2022

and that the fees charged are legal.

Sworn to and subscribed before on 02/28/2022

*Army Kalcott*  
*Vicky Felty*

Legal Clerk

Notary, State of WI, County of Brown

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VICKY FELTY  
Notary Public  
State of Wisconsin

### RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Reserve at Van Oaks Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.303, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on March 7, 2022 at 12:00 p.m., at the Holiday Inn Express & Suites Lakeland North 1-4, 4500 Lakeland Park Drive, Lakeland Florida 32807.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater improvements, roadways, water & wastewater utilities, landscaping, landscaping & irrigation, amenities, street lights, undergrounding of electric, utility improvements, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record of the hearing. There may be occasions when Supervisors or staff may participate by speaker tele phone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Wraithall, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Crain Wraithall  
District Manager  
Feb. 7, 14, 21, 28, 2022 6877666

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6B**

**RESOLUTION 2022-29**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reserve at Van Oaks Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Polk County, Florida, for four (4) consecutive weeks prior to such hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Polk County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 7th day of March, 2022.

ATTEST:

**RESERVE AT VAN OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description

**Exhibit A:** Legal Description



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**DESCRIPTION:** (Phase 1)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of LOT 12 WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida, thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet; thence N.89°56'03"E., a distance of 100.31 feet; thence N.71°34'38"E., a distance of 25.00 feet; thence S.88°57'18"E., a distance of 71.18 feet; thence N.89°57'56"E., a distance of 14.88 feet; thence N.00°02'04"W., a distance of 120.00 feet; thence N.89°57'56"E., a distance of 490.07 feet; thence N.00°03'13"W., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 120.04 feet; thence N.00°03'57"W., a distance of 370.86 feet; thence N.89°56'03"E., a distance of 120.00 feet; thence N.64°14'45"E., a distance of 55.48 feet; thence N.89°56'03"E., a distance of 169.74 feet; thence N.09°30'34"E., a distance of 23.87 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses: (1) thence N.14°43'35"W., a distance of 51.20 feet; (2) thence N.03°44'07"E., a distance of 61.52 feet; (3) thence N.04°10'20"W., a distance of 20.63 feet; (4) thence N.09°35'04"E., a distance of 187.25 feet; (5) thence N.04°57'10"W., a distance of 125.60 feet; (6) thence N.24°34'29"W., a distance of 47.66 feet; (7) thence N.40°03'15"W., a distance of 41.01 feet; (8) thence N.12°21'20"W., a distance of 215.74 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025, of the Public Records of Polk County, Florida; thence along said South boundary and along the South boundary line of lands described in Official Records Book 6557, Page 127 of the Public Records of Polk County, Florida, N.89°53'34"E., a distance of 174.07 feet to the East boundary line of lands described in Official Records Book 6557, Page 127; thence along said East boundary line, N.00°22'02"E., a distance of 301.04 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°45'36"E., a distance of 264.01 feet to the West right-of-way line of Lake Van Road; thence along said West right-of-way the following four (4) courses, (1) S.00°22'02"W., a distance of 301.77 feet; (2) thence N.89°55'05"E., a distance of 13.10 feet; (3) thence S.00°22'02"W., a distance of 320.10 feet; (4) thence N.89°44'29"E., a distance of 35.76 feet; thence S.89°39'44"E., a distance of 977.13 feet to the West boundary line of the East 10 acres of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence along said West boundary line, S.00°12'55"E., a distance of 1,294.75 feet to the South boundary line of the aforementioned East 10 acres; thence along said South boundary line, N.89°58'39"E., a distance of 336.95 feet to the West boundary of DIAMOND RIDGE per the map or plat thereof as recorded in Plat Book 107, Page 35; thence along said West boundary line, S.00°12'55"E., a distance of 1,281.21 feet to the North right-of-way line of Adams Road; thence along said North right-of-way line, N.89°14'46"W., a distance of 661.89 feet to the East boundary of INDIAN SPRINGS per the map or plat thereof as recorded in Plat Book 99, Page 25; thence along said East boundary, N.00°09'10"W., a distance of 595.12 feet to the North boundary of said INDIAN SPRINGS; thence along said North boundary line, S.89°58'45"W., a distance of 661.08 feet to the East boundary of INDIAN SPRINGS PHASE II as per the map or plat thereof as recorded in Plat Book 103, Page 11; thence along said East boundary, N.00°04'59"W., a distance of 677.09 feet to the North boundary of said INDIAN SPRINGS PHASE II; thence along the North boundary of said INDIAN SPRINGS PHASE II, EAGLE POINT as per the map or plat thereof as recorded in Plat Book 116, Page 46, and WOODLAND MEADOWS as per the map or plat thereof as recorded in Plat Book 103, Page 33, S.89°58'39"W., a distance of 1,323.41 feet to the POINT OF BEGINNING.  
Containing 85.409 acres, more or less.

TOGETHER WITH:

**DESCRIPTION:** (Phase 2)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of LOT 12, WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet for a POINT OF BEGINNING; thence continue along said West boundary line, N.00°05'46"W., a distance of 1,121.34 feet to the West Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said West boundary line, N.00°03'35"W., a distance of 1,297.92 feet to the North Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said North boundary line, N.89°48'47"E., a distance of 287.80 feet to the West boundary of lands described in Official Records Book 4278, Page 1688, of the Public Records of Polk County, Florida; thence along said West boundary line and the West boundary of lands described in Official Records Book 5617, Page 2132, of the Public Records of Polk County, Florida, S.00°06'56"W., a distance of 538.90 feet to the South boundary of said lands described in Official Records Book 5617, Page 2132; thence along said South boundary line, S.89°59'48"E., a distance of 174.83 feet to the West right-of-way line of Jeans Road; thence along said West right-of-way line, S.00°00'10"E., a distance of 439.96 feet; thence N.89°45'52"E., a distance of 30.43 feet; thence N.00°00'40"W., a distance of 300.69 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°48'51"E., a distance of 264.44 feet to the West boundary line of lands described in Official Records Book 8848, Page 2025; thence along said West boundary line S.00°05'54"W., a distance of 300.66 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025; thence along said South boundary line, N.89°53'34"E., a distance of 87.93 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses: (1) S.12°21'20"E., a distance of 215.74 feet; (2) thence S.40°03'15"E., a distance of 41.01 feet; (3) thence S.24°34'29"E., a distance of 47.66 feet; (4) thence S.04°57'10"E., a distance of 125.60 feet; (5) thence S.09°35'04"W., a distance of 187.25 feet; (6) thence S.04°10'20"E., a distance of 20.63 feet; (7) thence S.03°44'07"W., a distance of 61.52 feet; (8) thence S.14°43'35"E., a distance of 51.20 feet; thence S.09°30'34"W., a distance of 23.87 feet; thence S.89°56'03"W., a distance of 169.74 feet; thence S.64°14'45"W., a distance of 55.48 feet; thence S.89°56'03"W., a distance of 120.00 feet; thence S.00°03'57"E., a distance of 370.86 feet; thence N.89°57'56"E., a distance of 120.04 feet; thence S.00°03'13"E., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 490.07 feet; thence S.00°02'04"E., a distance of 120.00 feet; thence S.89°57'56"W., a distance of 14.88 feet; thence N.88°57'18"W., a distance of 711.8 feet; thence S.71°34'38"W., a distance of 25.00 feet; thence S.89°56'03"W., a distance of 100.31 feet to the POINT OF BEGINNING.

Containing 34.348 acres, more or less.

FOR A TOTAL OF 119.757 ACRES.

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
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PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Daphane Gillyard  
Reserve at Van Oaks Cdd  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

02/11/2022, 02/18/2022

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**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 178.07 AND 197.3622, FLORIDA STATUTES, BY THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF SPECIAL MEETING OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**  
 In accordance with Chapters 170, 190 and 197, Florida Statutes, the Reserve at Van Oaks Community Development District ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

**PUBLIC HEARINGS AND MEETING**  
 DATE: March 7, 2022  
 TIME: 12:00 p.m. (EST)  
 LOCATION: 4500 Lowland Park Drive, Lakeland, Florida 33809

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Special Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and to provide for the collection and enforcement of the Debt Assessments. The proposals secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements. Together, "Project", benefiting certain lands within the District. The Project is described in more detail in the Engineer's Report ("Report") dated January 31, 2022 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefiting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment fees, and allocated to the benefited lands within various assessment areas, as set forth in the Master Special Assessment Methodology Report, dated January 31, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will consider, levy and impose assessments to be levied as approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Auburndale, Florida, and includes approximately 118,737 acres of land. The site is generally located just west of Mabrouk Road, south of Lake Vista Road, north of Adams Road, and east of Park City Road (Highway 552). A geographic description of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece of property may be ascertained at the "Market Office" located at 400 Westwood, Westwood Associates, LLC, 3309 Glades Road, Suite 4100E, Boca Raton, Florida 33431 (877)218-0288. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

**Proposed Debt Assessments**

The proposed Debt Assessments are as follows:

Product Type	# of Units	Proposed Total Debt Assessment	Proposed Annual Debt Assessment (Principal Only)	Proposed Annual Debt Assessment (Payable over 30 years)
SF (0)	259	\$7,653,602	\$70,555.98	\$2,354,817

\*Includes 1% County collector costs and 4% early payment discount.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. The annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or Board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least two weeks prior to the meeting.

If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-355-8771 (TDD) or 1-800-355-8770 (Voice) for assistance in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meetings and may also file written objections with the District Office within twenty (20) days of issuance of the notice. Each person who desires to appear at any public hearing or meeting should file a written notice of appearance at the public hearings or meetings in advance that person will need a record of proceedings and that accordingly, the person may need to ensure that a written record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**RESOLUTION 2022-26**  
**DECLARATORY RESOLUTION**  
**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE 2022 ASSESSMENT YEAR; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THE RESOLUTION AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Reserve at Van Oaks Community Development District ("District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, repair, operate, construct, or reconstruct roads, water and sewer distribution systems, stormwater management/retention improvements, landscape, irrigation and entry features, conservation and mitigation, power lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, repair or maintain, acquire, operate, and/or maintain the portion ("2022 Project") of the infrastructure improvements comprising the District's overall capital improvement plan ("2022 Assessment Area") of the District, as described in the Engineer's Report dated January 31, 2022, which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay for all or a portion of the cost of the 2022 Project by the levy of special assessments ("2022 Assessments") on the 2022 Assessment Area, using the methodology set forth in the Master Special Assessment Methodology Report dated January 31, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at 400 Westwood, Westwood Associates, LLC, 3309 Glades Road, Suite 4100E, Boca Raton, Florida 33431 ("District Manager Office");

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

- 1. AUTHORITY FOR THIS RESOLUTION; RECAPITULATION OF RESULTS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The resolution stated herein is incorporated herein and is adopted by the Board as law and correct resolutions.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the 2022 Project and to levy all or a portion of the cost thereof by the 2022 Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location, extent and specifications for the 2022 Project are described in Exhibit A, which is on file at the District Records Office. Exhibit A is on file as the record available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
  - A.** The total estimated cost of the 2022 Project is \$6,749,600 (Estimated Cost).
  - B.** The 2022 Assessments will derive approximately \$7,653,602, which is the anticipated maximum net value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the 2022 Assessments will offer no more than \$102,886.67 per year, up to as set forth in Exhibit B.
  - C.** The manner in which the 2022 Assessments shall be apportioned and paid, as set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The 2022 Assessments will constitute a "resident" fee, which may be imposed without further public hearing in one or more separate items upon securing a series of bonds, and each as determined by supplemental assessment resolutions. With respect to each item securing a series of bonds, the special assessments shall be paid in not more than 30 (thirty) yearly installments. The special assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes, provided, however, that in the event the uniform in-advance assessment method of collecting the 2022 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the 2022 Assessments may be collected as is otherwise permitted by law, including but not limited to direct bill. The District may collect special assessments by any particular method, i.e., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The 2022 Assessments covering the 2022 Project shall be levied on 2022 Assessment Area, as described in Exhibit B, and as further described by the assessment roll hereafter provided for.
- 6. ASSESSMENT ROLL.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment roll showing the lands to be assessed (i.e., 2022 Assessment Area, with certain areas and specifications describing the 2022 Project and the estimated cost of the 2022 Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described in Exhibit B hereto, which shows the lands and lands assessed, the amount of benefits and the assessment apportioned to each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; INTENTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 178.07 and 197.3622(4)(a), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**PUBLIC HEARINGS AND MEETING**  
 DATE: March 7, 2022  
 TIME: 12:00 p.m. (EST)  
 LOCATION: 4500 Lowland Park Drive, Lakeland, Florida 33809

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and set forth in Exhibit B. Interested parties may appear at that hearing or submit those comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County by his publications or news apart with the first publication of said thirty (30) days prior to the date of the hearing established herein. The District Manager shall file a publication affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give every (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the request of the assessment for each such property owner. If the notice is to be proposed and notice that information concerning all assessments may be ascertained at the District Manager's Office. The District Manager shall file a copy of such notice with the District Secretary.

**9. PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice, once a week for two (2) weeks in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law, as desired, in the best interests of the District.

**10. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

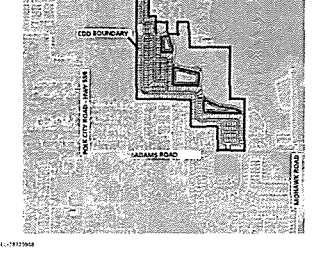
**11. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**12. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 31st day of January, 2022.

ATTEST: **RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Res. Secretary Chairman  
 Exhibit A: Engineer's Report, dated January 31, 2022  
 Exhibit B: Master Special Assessment Methodology Report, dated January 31, 2022



# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7B**

STATE OF FLORIDA )  
COUNTY OF POLK )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Michael Hoyos, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michael Hoyos, am employed by Wrathell Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Methodology Consultant for the Reserve at Van Oaks Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Reserve at Van Oaks Community Development District.
4. I do hereby certify that on February 4, 2022, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Reserve at Van Oaks Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

  
By: Michael Hoyos

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 4th day of February, 2022, by Michael Hoyos, for Wrathell Hunt and Associates, LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

NOTARY PUBLIC

  
Print Name: Daphne Gillyard  
Notary Public, State of FLORIDA  
Commission No.: GG327647  
My Commission Expires: 8/20/2023

**EXHIBIT A:** Copies of Forms of Mailed Notices  
**EXHIBIT B:** List of Addressees

7020 2450 0002 0734 1850

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	



Sent MERITAGE HOMES OF FLORIDA, INC  
 Street 10117 PRINCESS PALM AVE, SUITE 550  
 City, TAMPA, FL 33610-8301

PS Form 3800, October 2019 For Instructions

7020 2450 0002 0734 1843

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	



Sent JEANS ROAD LAND INVESTMENTS, LLC  
 Street 1901 ULMERTON ROAD, SUITE 475  
 City, CLEARWATER, FL 33762-2312

PS Form 3800, October 2019 For Instructions



**EXHIBIT A: Copies of Forms of Mailed Notices**

## **EXHIBIT B: List of Addressees**

MERITAGE HOMES OF FLORIDA, INC  
10117 PRINCESS PALM AVE, SUITE 550  
TAMPA, FL 33610-8301

JEANS ROAD LAND INVESTMENTS, LLC  
1901 ULMERTON ROAD, SUITE 475  
CLEARWATER, FL 33762-2312

**Reserve at Van Oaks**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W, Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

**Via First Class U.S. Mail and Email**

February 4, 2022

Jeans Road Land Investments, LLC  
1901 Ulmerton Road, Suite 475  
Clearwater, FL 33762-2312  
Parcels: 25-27-26-000000-032010; 25-27-26-000000-032020; 25-27-26-000000-032120

**RE:     *Reserve at Van Oaks Community Development District (“District”)***  
***Notice of Hearings on Debt Assessments***

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

**NOTICE OF PUBLIC HEARINGS**

---

DATE:	March 7, 2022
TIME:	12:00 p.m. (EST)
LOCATION:	4500 Lakeland Park Drive Lakeland, Florida 33809

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the *Engineer’s Report (2022 Project)*, dated January 31, 2022 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the *Master Special Assessment Methodology Report*, dated January 31, 2022 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year’s property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector

collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

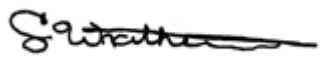
The District is located entirely within the City of Auburndale, Florida, and includes approximately 119.757 acres of land. The site is generally located just west of Diamond Ridge Blvd, south of Lake Vann Road, north of Adams Road, and east of Polk City Road (Highway 559). All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



District Manager

**ATTACHMENTS:** Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

**Reserve at Van Oaks**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W, Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013**

**Via First Class U.S. Mail and Email**

February 4, 2022

Meritage Homes of Florida, Inc  
10117 Princess Palm Ave, Suite 550  
Tampa, FL 33610-8301  
Parcel: 25-27-26-000000-023020

**RE:     *Reserve at Van Oaks Community Development District (“District”)***  
***Notice of Hearings on Debt Assessments***

Dear Property Owner:

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collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

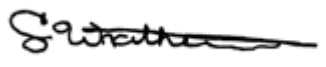
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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



District Manager

**ATTACHMENTS:** Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7C**

ENGINEER'S REPORT  
(2022 PROJECT)

PREPARED FOR:

BOARD OF SUPERVISORS  
RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:  
Eric Warren, P.E.  
POULOS & BENNETT

January 31, 2022



# RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT

## ENGINEER'S REPORT – 2022 PROJECT

### 1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP” a/k/a “2022 Project”) and estimated costs of the CIP, for the Reserve at Van Oaks Community Development District.

### 2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within the City of Auburndale, Florida, and covers approximately 119.757 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located west of Diamond Ridge Blvd, south of Lake Vann Road, north of Adams Road, and east of Polk City Road (Highway 559). The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

### 3. PROPOSED 2022 PROJECT

The CIP intended to provide public infrastructure improvements for the lands within the District, which are planned for 259 residential units. The proposed site plan for the District is attached as **Exhibit 3** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

**Table 3.1**  
**Planned Units**

Product Type	TOTALS
60 ft	259
<b>TOTAL</b>	<b>259</b>

**Table 3.2**  
**Acreage**

Land Use	Acreage
Lot Development	49.357
Roads	12.11
Common Areas/Recreation	5.32
Stormwater Ponds	18.07
Conservation Areas	34.10
Dedicated Right of Way	0.57
Lift Station	0.19
Landscape Tracts	0.04
<b>TOTAL</b>	<b>119.757</b>

The CIP infrastructure includes:

**Roadway Improvements:**

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and in such case, would be owned, operated and maintained by the District.

**Stormwater Management System:**

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, manholes, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Lake Van. The stormwater system will be designed consistent with the criteria established by the SWFWMD for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

**Water & Wastewater Utilities:**

As part of the CIP, the District intends to construct water and wastewater infrastructure within the District. The water and wastewater systems will be conveyed to and owned and maintained by the City of Auburndale once it has been certified complete and cleared for use.

The on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made to the existing 12" main at the proposed entrance to the site on Adams Road.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, an onsite 6" force main and onsite lift station. The onsite force main connection will be made at the existing 8" force main exiting the existing lift station in OS-4.

**Hardscape, Landscape, and Irrigation:**

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way.

This project will at a minimum meet the Landscaping requirements of the City of Auburndale

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the City will be maintained pursuant to a right-of-way agreement to be entered into with the City

### **Streetlights / Undergrounding of Electrical Utility Lines**

The District intends to lease street lights through an agreement with TECO in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by TECO and not paid for by the District as part of the CIP.

### **Recreational Amenities:**

In conjunction with the construction of the CIP, the District intends to construct a pool and cabana in Tract R-1. The District may or may not also finance additional amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association for ownership, operation and maintenance. All such improvements, if constructed by the District, will be open to the general public subject to any applicable fees and requirements set forth in the District rules and policies.

### **Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **Off-Site Improvements**

The offsite improvements required consist of improving existing Lake Van Road to Polk County standards by widening the roadway width to 24 feet of pavement. Additionally, an 18" culvert was provided under Lake Van Road to convey water from the south side of the road to the north for outfall into Little Lake Van.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

All of the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

The following table shows who will finance, own and operate the various improvements of the CIP:

**TABLE 4.1**

<u>Facility Description</u>	<u>Ownership</u>	<u>O&amp;M Entity</u>
Stormwater Management	CDD	CDD
Roadways	CDD	CDD
Utilities (Water, Sewer)	City	City
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	TECO	TECO
Undergrounding of Conduit	CDD	CDD/TECO
Recreational Amenities	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Improvements	County	County

**4. PERMITTING/CONSTRUCTION COMMENCEMENT**

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

- Polk County - Approved Plans on 09/23/2020 LDNON-2020-83
- City of Auburndale – Approved Plans on 01/25/2021
- Southwest Florida WMD – Permit approved October 21, 2020, Application #798153 Permit #43044499.000
- ACOE – Permit approved 12/14/2020; SAJ-2020-00957(SP-EWG)
- FDEP Wastewater Permit – Permit Approved November 5, 2020 – Permit #CS53-0082614-008-DWC/CG
- Polk County Department of Health FDEP Water Permit – Permit Approved November 5, 2020, Permit #130705-179
- Polk County School Board – Received Binding School Concurrency letter on May 15, 2020.

## 5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5.1 shown below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5.1 are reasonable and consistent with market pricing.

**TABLE 5.1**

<u>Facility Description</u>	<u>CIP Costs</u>
Stormwater Management	\$1,274,234.00
Roadways	\$1,028,190.00
Utilities (Water, Sewer)	\$1,570,493.00
Hardscape/Landscape/Irrigation	\$60,000.00
Undergrounding of Conduit	\$363,775.00
Recreational Amenities	\$625,000.00
Off-Site Improvements	\$63,144.00
Professional Services	\$264,745.00
Contingency (10%)	\$524,958.00
<b><i>TOTAL</i></b>	<b>\$5,774,539.00</b>

\* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

## 6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the City of Auburndale, Florida.
- All of the improvements comprising the CIP are required by applicable development approvals.
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- The assessable property within the District will receive a special benefit from the CIP;
- The CIP will function as a system of improvements benefitting lands within the District.

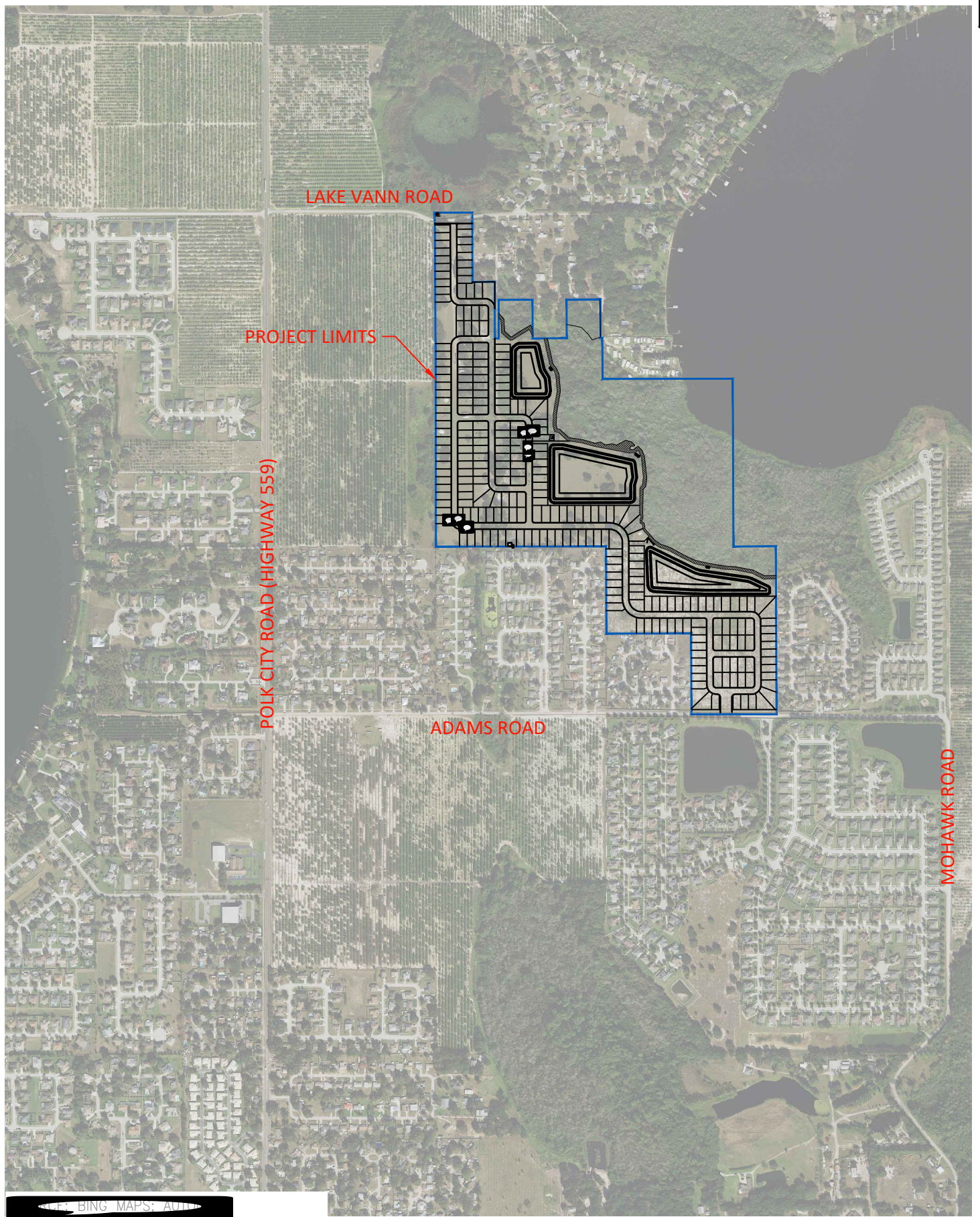
The professional service for establishing the Opinion of Probable Construction Costs is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost opinion set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Eric Warren, P.E.  
FL License No. 45423

Date



Location Map

# Reserve at Van Oaks

**POULOS & BENNETT**

August 30, 2021  
P & B Job No.: 20-166

2602 E. Livingston St.  
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com  
Certificate of Authorization No. 28567

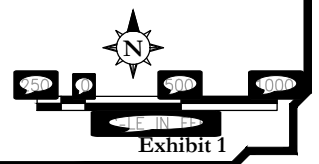


Exhibit 1

DESCRIPTION: (provided by client) (Parcel 2 description amended to concur with agreement)

PARCEL 1:

The Southeast 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, lying North of maintained right-of-way, Polk County, Florida.

PARCEL 2:

The Southeast 1/4 of the Northwest 1/4 AND the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 27 South, Range 25 East, in Polk County, Florida, LESS Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4, run Westerly along the North line of the Southeast 1/4 of the Northwest 1/4, 853.19 feet; then with an angle of 89°46'15" to the left, run 1645.29 feet; then with an angle of 90°09' to the left, run 250 feet; then with an angle of 90°09' to the right, run 200 feet; then with an angle of 90°09' to the left, run 602.16 feet to the East line of the Northeast 1/4 of the Southwest 1/4; then with an angle of 89°49' to the left, run Northerly along the East line of the Northeast 1/4 of the Southwest 1/4; then with an angle of 89°46'15" to the left, run 1645.29 feet; then with an angle of 90°09' to the left, run 250 feet; then with an angle of 90°09' to the right, run 200 feet; then with an angle of 90°09' to the left, run 602.16 feet to the East line of the Northeast 1/4 of the Southwest 1/4; then with an angle of 89°49' to the left, run Northerly along the East line of the Northeast 1/4 of the Southwest 1/4 and the East line of the Southeast 1/4 of the Northwest 1/4 1846.47 feet to the POINT OF BEGINNING. ALSO LESS AND EXCEPT the following: Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida and run N.90°00'00"W., along the North boundary thereof, 853.19 feet; thence S.00°13'45"W., 49.04 feet to the intersection of the Southerly right-of-way of Lake Van Road as recorded in Map Book 6, Pages 378 and 379, Public Records of Polk County, Florida, with the Westerly right-of-way of Jeans Road as deeded in Official Records Book 525, Page 625, Public Records of Polk County, Florida and the POINT OF BEGINNING for this legal description: Continue S.00°13'45"W., along the right-of-way of Jeans Road, 490.95 feet; thence N.90°00'00"W., 175.00 feet; thence N.00°13'45"E., 482.18 feet to the Southerly right-of-way of said Lake Van Road; thence N.87°07'54"E., along said Southerly right-of-way, 175.25 feet to the POINT OF BEGINNING.

PARCEL 3:

Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida; thence S.02°23'E., along the East line of said Southeast 1/4 of the Northwest 1/4, 680 feet; thence West, parallel with the North boundary of said Southeast 1/4 of the Northwest 1/4, 566.1 feet for a POINT OF BEGINNING; continue West, 264 feet, S.00°13'45"W., 300 feet, Easterly parallel with the North boundary of said Southeast 1/4 of the Northwest 1/4, 264 feet, North 300 feet to the POINT OF BEGINNING.

PARCEL 4:

Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida; thence S.02°23'E., along the East line of said Southeast 1/4 of the Northwest 1/4, 679.96 feet; thence West, parallel with the North boundary of said Southeast 1/4 of the Northwest 1/4, 38.1 feet for a POINT OF BEGINNING; continue West, 264 feet; thence South, 300 feet; thence East, 264 feet; thence North to the POINT OF BEGINNING.

PARCEL 5:

Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida; run West along the North line of said Southeast 1/4 of the Northwest 1/4, 853.19 feet; then with an angle of 89°46'15" to the left, run 1645.29 feet; then with an angle of 90°09' to the left, run 250 feet; then with an angle of 90°09' to the right, run 200 feet; then with an angle of 90°09' to the left, run 602.16 feet to the East line of the Northeast 1/4 of the Southwest 1/4; then with an angle of 89°49' to the left, run Northerly along the East line of the Northeast 1/4 of the Southwest 1/4 and the East line of the Southeast 1/4 of the Northwest 1/4 to the POINT OF BEGINNING, LESS AND EXCEPT the North 980 feet thereof.

PARCEL 6:

The Northwest 1/4 of the Southeast 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida, LESS AND EXCEPT the East 10 acres thereof.

PARCEL 7:

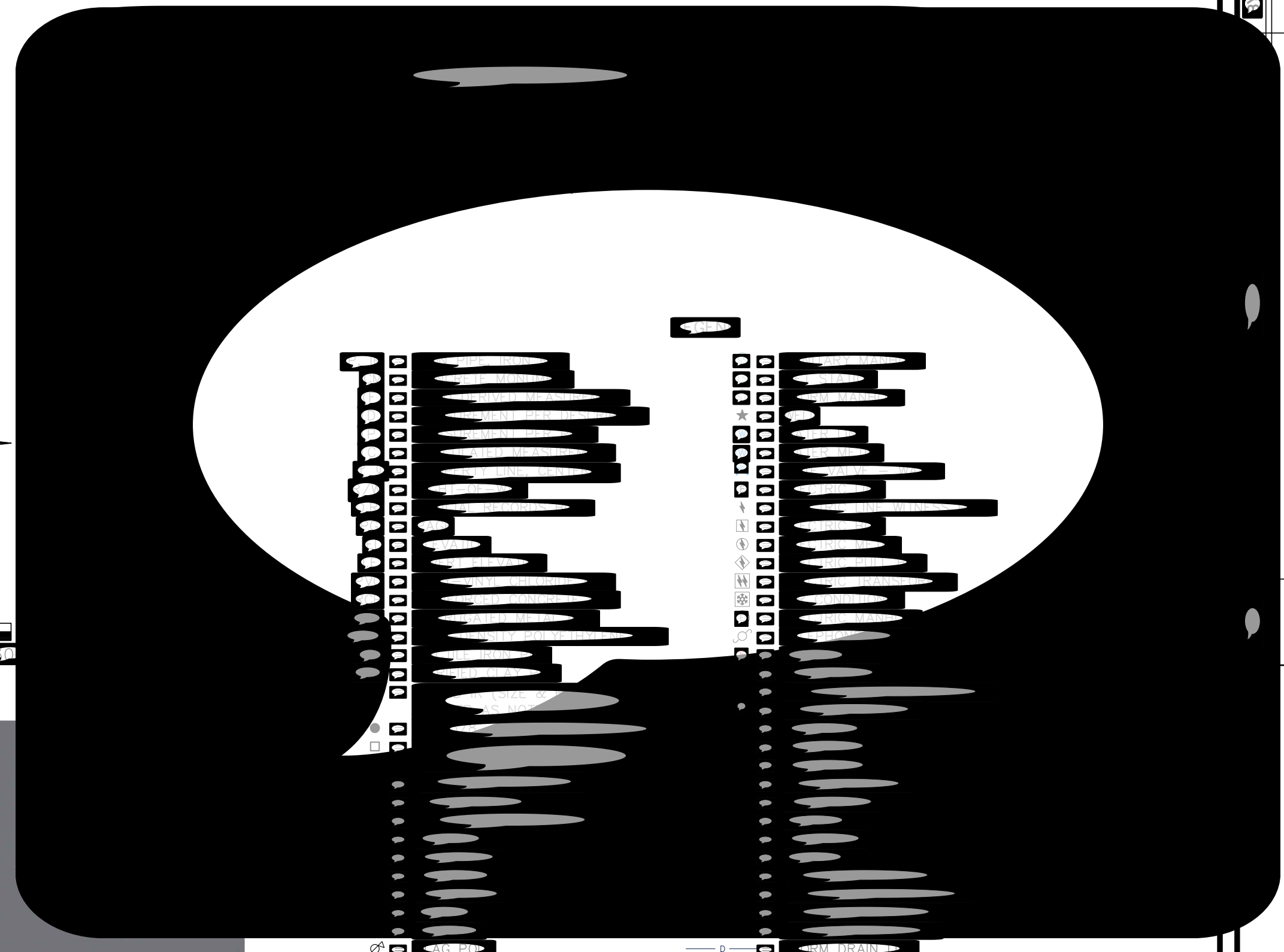
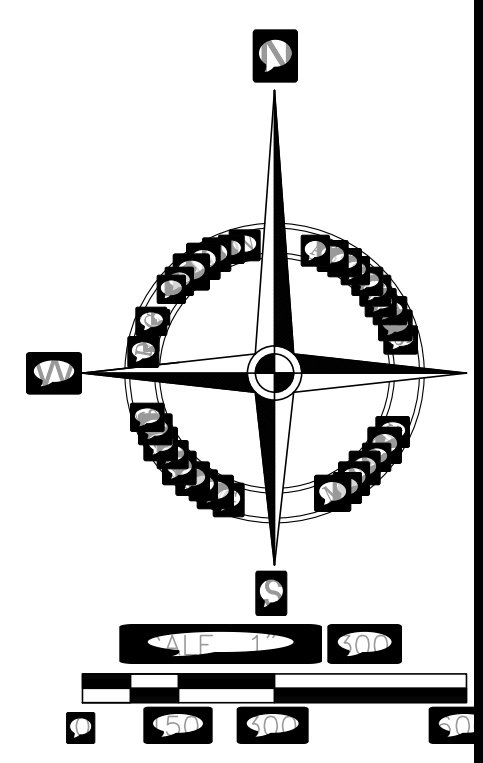
The North 677 feet 4 inches of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 AND the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida.

DESCRIPTION: (Phase 1)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of LOT 12 WOODLAND MEADOWS SUBDIVISION as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence N.00°01'28"W., a distance of 178.12 feet; thence N.89°56'03"E., a distance of 100.09 feet; thence N.71°34'38"E., a distance of 25.00 feet; thence S.89°08'30"E., a distance of 86.06 feet; thence N.00°02'04"W., a distance of 120.00 feet; thence N.89°57'56"E., a distance of 490.07 feet; thence N.00°03'13"W., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 120.04 feet; thence N.00°03'57"W., a distance of 370.86 feet; thence N.89°56'03"E., a distance of 120.00 feet; thence N.64°14'45"E., a distance of 55.48 feet; thence N.89°56'03"E., a distance of 169.74 feet; thence S.00°03'57"E., a distance of 50.00 feet; thence N.89°56'03"E., a distance of 122.15 feet to a proposed wetland setback line; thence along said setback line the following thirty-two (32) courses, (1) thence S.81°27'15"E., a distance of 98.26 feet; (2) thence S.74°36'01"E., a distance of 102.94 feet; (3) thence S.79°06'00"E., a distance of 266.21 feet; (4) thence N.89°45'21"E., a distance of 50.58 feet; (5) thence N.44°02'28"E., a distance of 23.68 feet; (6) thence N.59°13'05"E., a distance of 4.14 feet; (7) thence S.45°38'31"E., a distance of 15.73 feet; (8) thence S.22°10'22"E., a distance of 45.54 feet; (9) thence S.05°54'48"E., a distance of 158.53 feet; (10) thence S.06°37'14"W., a distance of 59.27 feet; (11) thence S.44°29'31"W., a distance of 29.06 feet; (12) thence S.01°13'12"W., a distance of 192.44 feet; (13) thence S.03°45'30"E., a distance of 17.11 feet; (14) thence N.86°14'30"E., a distance of 10.00 feet; (15) thence S.03°45'30"E., a distance of 22.53 feet; (16) thence S.28°45'15"W., a distance of 19.09 feet; (17) thence S.03°58'53"E., a distance of 27.58 feet; (18) thence S.64°11'16"E., a distance of 20.10 feet; (19) thence S.07°06'44"E., a distance of 45.00 feet; (20) thence S.41°58'05"E., a distance of 69.06 feet; (21) thence S.48°01'55"W., a distance of 10.00 feet; (22) thence S.41°58'05"E., a distance of 51.65 feet; (23) thence S.54°25'32"E., a distance of 62.38 feet; (24) thence S.71°47'03"E., a distance of 78.51 feet; (25) thence S.61°15'40"E., a distance of 126.40 feet; (26) thence S.64°49'50"E., a distance of 98.09 feet; (27) thence S.77°33'14"E., a distance of 104.89 feet; (28) thence S.80°19'19"E., a distance of 118.29 feet; (29) thence S.85°35'45"E., a distance of 102.16 feet; (30) thence S.78°55'57"E., a distance of 129.32 feet; (31) thence S.63°27'49"E., a distance of 101.76 feet; (32) thence N.88°00'42"E., a distance of 95.90 feet; thence departing said setback line, S.00°13'34"E., a distance of 1,031.28 feet; thence N.89°14'46"W., a distance of 661.89 feet; thence N.00°09'10"W., a distance of 595.12 feet; thence S.89°58'45"W., a distance of 661.08 feet; thence N.00°04'59"W., a distance of 677.09 feet; thence S.89°58'39"W., a distance of 1,323.41 feet to the POINT OF BEGINNING. Containing 48.393 acres, more or less.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L14.



SURVEYOR'S NOTES:

- 1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk...
2. Surveyor has reviewed Commitment for Title Insurance, Order Number 9060258, as issued by Bacon, Bacon & Furlong, P.A...
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with XXX having a grid bearing of XXX.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
9. Subject property appears to lie in Flood Zones "X" and "AE" according to F.I.R.M. Community Panel 12105C0335G, dated 12/22/2016.
10. No evidence of recent earth moving work, building construction or building additions were observed in process of conducting the field work.
11. No proposed changes in right-of-way line are known of by the surveyor. No evidence of recent street or sidewalk construction or repairs were observed in the course of conducting the field work.
12. No evidence of the subject property site being used as a solid waste dump, sump or sanitary landfill were observed in the process of conducting the fieldwork.
13. Subject property is subject to a maintained right-of-way for Lake Van Road.

Professional seal and signature area for the surveyor, including a large speech bubble for the signature.

Vertical sidebar containing various logos, scales, and technical details.









# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**7D**

# RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment  
Methodology Report

January 31, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Reserve at Van Oaks Community Development District (the “District”), located in the City of Auburndale, Polk County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents projections for financing the District’s capital improvement plan (the “CIP”) as described in the Master Engineer’s Report of Poulos & Bennett dated January 31, 2022 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s CIP enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The CIP will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to

increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

#### **1.4 Organization of the Report**

*Section Two* describes the development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the CIP as determined by the District Engineer.

*Section Four* discusses the current financing program for the District.

*Section Five* discusses the special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District serves the Reserve at Van Oaks development (the “Development” or “Reserve at Van Oaks”), a master planned, residential development located in the City of Auburndale, Polk County, Florida. The land within the District consists of approximately 119.757 +/- acres and is generally located west of Diamond Ridge Blvd, south of Lake Vann Road, north of Adams Road, and east of Polk City Road (Highway 559).

#### **2.2 The Development Program**

The development of Reserve at Van Oaks is anticipated to be conducted by Meritage Homes of Florida, Inc (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions a total of 259 Single-Family residential units developed in one or more phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.



### **3.0 The Project**

#### **3.1 Overview**

The public infrastructure improvements to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

#### **3.2 The Capital Improvement Plan (the "CIP")**

The CIP needed to serve the Development is projected to consist of stormwater management, roadways, utilities, hardscape/ landscape/ irrigation, undergrounding of conduit, recreational amenities, and off-site improvements, all as set forth in more detail in the Engineer's Report.

Even though the CIP is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District, all of the infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the CIP are estimated at \$5,774,539. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

### **4.0 Financing Program**

#### **4.1 Overview**

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the CIP as described in *Section 3.2* in one financing transaction, the

District would have to issue approximately \$7,655,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

#### **4.2 Types of Bonds Proposed**

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$7,655,000 in one or more Series with various maturities to finance CIP costs at \$5,774,539. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$7,655,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

**Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.**

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance the CIP.

### **5.2 Benefit Allocation**

The current development plan for the District envisions the development of a total of 259 Single-Family residential units developed in a single phase, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be

calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

At the time of this writing, the Developer plans to develop a singular product type, the Single Family 60' residential unit, throughout the District. This Report proposes to allocate the benefit associated with the CIP uniformly to all units proposed to be developed within the District and assign the same value of the standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the uniform ERU weight that is proposed to be assigned to the singular product type contemplated to be developed within the District based on the uniform density of development and the intensity of use of infrastructure, and total ERU count.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") to the residential units contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessment annual debt service assessments per unit.

No Bond Assessment is allocated herein to the public and private amenities or other common areas planned for the development. If such amenities and common areas will be owned and operated by the District, then they are exempt from Bond Assessments because they are governmental property. Alternatively, if they are owned by the master homeowners' association, then they would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and common areas.

### **5.3 Assigning Bond Assessment**

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$7,655,000 will be preliminarily levied on approximately 119.757 +/- gross acres at a rate of \$63,921.11 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on

the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessment initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the Methodology as described herein (i.e. equal assessment per acre until platting).

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

#### **5.6 True-Up Mechanism**

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$29,555.98 (\$7,655,000 in Bond Assessment divided by 259.00 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted remains equal to \$29,555.98, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels the Bond Assessment per ERU for land that remains unplatted equals less than \$29,555.98 (for instance as a result of a larger number of units) then the per ERU Bond Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted equals more than \$29,555.98<sup>1</sup> (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment per ERU and \$29,555.98, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

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<sup>1</sup> For example, if the first platting includes 100 Single-Family 60’ lots, which equates to a total allocation of \$2,955,598.46 in Bond Assessment, then the remaining unplatted land would be required to absorb 159 Single-Family 60’ lots, or \$4,699,401.54 in Bond Assessment. If the remaining unplatted land would only be able to absorb 150 Single-Family 60’ lots, or \$4,443,397.68 in Bond Assessment, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$266,003.86 in Bond Assessment plus applicable accrued interest to the extent described in this Section.

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$29,555.98. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

### **5.7 Preliminary Assessment Roll**

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$7,655,000 is proposed to be levied uniformly over the area described in the Exhibit "A." Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

### **5.8 Additional Items Regarding Bond Assessment Imposition and Allocation**

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation Methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to "buy down" the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessment will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.



In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### Reserve at Van Oaks Community Development District

#### Development Plan

Product Type	Number of Units
Single Family 60'	259
<b>Total</b>	<b>259</b>

Table 2

### Reserve at Van Oaks Community Development District

#### Project Costs

Improvement	Total Costs
Stormwater Management	\$1,274,234.00
Roadways	\$1,028,190.00
Utilities (Water, Sewer)	\$1,570,493.00
Hardscape/ Landscape/ Irrigation	\$60,000.00
Undergrounding of Conduit	\$363,775.00
Recreational Amenities	\$625,000.00
Off-Site Improvements	\$63,144.00
Professional Services	\$264,745.00
Contingency	\$524,958.00
<b>Total</b>	<b>\$5,774,539.00</b>

Table 3

# Reserve at Van Oaks

## Community Development District

### Preliminary Sources and Uses of Funds

#### Sources

Bond Proceeds:	
Par Amount	\$7,655,000.00
<b>Total Sources</b>	<b>\$7,655,000.00</b>

#### Uses

Project Fund Deposits:	
Project Fund	\$5,774,539.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$556,127.42
Capitalized Interest Fund	\$918,600.00
Delivery Date Expenses:	
Costs of Issuance	\$403,100.00
Rounding	\$2,633.58
<b>Total Uses</b>	<b>\$7,655,000.00</b>

Table 4

# Reserve at Van Oaks

## Community Development District

### Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Single Family 60'	259	1.00	259.00
<b>Total</b>	<b>259</b>		<b>259.00</b>

Table 5

# Reserve at Van Oaks

## Community Development District

### Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds**
Single Family 60'	259	\$5,774,539.00	\$7,655,000.00	\$29,555.98	\$2,308.83
<b>Total</b>	<b>259</b>	<b>\$5,774,539.00</b>	<b>\$7,655,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county cost of collection at 3% (subject to change) plus early payment discount allowance at 4% (subject to change.)

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**7E**

**RESOLUTION 2022-30**

**[MASTER SECTION 170.08 ASSESSMENT RESOLUTION]**

**A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Reserve at Van Oaks Community Development District (“**District**”) is a local unit of special-purpose government established by ordinance of the City Commission of the City of Auburndale, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

**WHEREAS**, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

***The Capital Improvement Plan***

a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork

improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On January 31, 2022, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2022-25 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s infrastructure improvements planned for the District’s capital improvement plan (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *Engineer’s Report* dated January 31, 2022 (“**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

#### ***The Debt Assessment Process***

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District (“**Assessment Area**”); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

- j. On March 7, 2022, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

***Equalization Board Additional Findings***

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
  - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
  - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
  - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
  - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated January 31, 2022 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
  - v. The Project benefits all developable property within the Assessment Area; and
  - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
  - vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and



- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefitted property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series

of Bonds each secured by one or more different assessment areas within the Assessment Area.

- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short

term debt as actually issued by the District.

- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

**9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

**10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**11. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**12. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**13. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**14. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS 7th DAY OF MARCH, 2022.**

ATTEST:

**RESERVE AT VAN OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     *Engineer's Report* dated January 31, 2022

**Exhibit B:**     *Master Special Assessment Methodology Report*, dated January 31, 2022

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2022-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Reserve at Van Oaks Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

**1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of \_\_\_\_\_, and within Polk County, Florida.

**3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2022-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Reserve at Van Oaks Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021/2022 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2021/2022 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2021/2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Holiday Inn Express &amp; Suites Lakeland North I-4, 4500 Lakeland Park Drive Lakeland, Florida 33809</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>April 4, 2022</b>	<b>Public Hearings and Regular Meeting</b> <i>(adoption of FY2022 budget; Rules of Procedure; presentation of FY2023 proposed budget)</i>	<b>12:00 PM</b>
<b>May __, 2022</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>June __, 2022</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>July __, 2022</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>August __, 2022</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>September __, 2022</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>

**RESERVE AT VAN OAKS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**DRAFT**

**MINUTES OF MEETING  
RESERVE AT VAN OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Reserve at Van Oaks Community Development District was held on January 31, 2022 at 1:00 P.M., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

**Present at the meeting, via telephone, were:**

Garth Noble	Chair
Martha Schiffer	Vice Chair
Jerry Tomberlin	Assistant Secretary
Edmon Rakipi	Assistant Secretary
Chris Torres	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Meredith Hammock	KE Law Group, PLLC
Eric Warren (via telephone)	District Engineer
Ashton Bligh (via telephone)	Greenberg Traurig
Stefanie Nicholson	Public
Lynn Jonnson	Public
Dean Garrow	Public
Brad van Rooyen	Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:04 p.m. Supervisors Noble, Schiffer, Tomberlin, Rakipi and Torres, named as the Initial Board of Supervisors, were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

41 **GENERAL DISTRICT ITEMS**42 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

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45  
46 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the  
47 Oath of Office to Mr. Noble, Ms. Schiffer, Mr. Tomberlin, Mr. Rakipi and Mr. Torres. He  
48 provided and explained the following items:

49 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

50 **B. Membership, Obligations and Responsibilities**

51 **C. Chapter 190, Florida Statutes**

52 **D. Financial Disclosure Forms**

53 **I. Form 1: Statement of Financial Interests**

54 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

55 **III. Form 1F: Final Statement of Financial Interests**

56 **E. Form 8B: Memorandum of Voting Conflict**

57 Mr. Wrathell discussed conflicts of interest and stated, while none are currently known,  
58 it was recommended that all Supervisors submit an initial Form 8B since the Board Members  
59 are affiliated with the Landowners, who are developing the property. An additional Form 8B  
60 should be submitted in the event of a conflict of interest on a specific issue. Sunshine Laws,  
61 recordkeeping, CDD email addresses and public records guidelines were discussed.

62 Mr. Earlywine discussed the ethics laws and stated they include both prohibitions and  
63 disclosures and encouraged the Supervisors to contact his office with questions or concerns.  
64 Disclosures include voting conflicts and gifts valued at over \$100 that are received from a non-  
65 relative. Prohibitions generally include use of a public office for one's own private gain or  
66 benefit, including voting on a measure that can benefit self, employer or a relative unless the  
67 Chapter 112 exception for Landowner seats applies. He discussed prohibitions against accepting  
68 or soliciting a gift in exchange for a vote, disclosing confidential information, employing,  
69 promoting or advancing of relatives and lobbying the CDD within two years of leaving office.

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71 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

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75 Mr. Wrathell presented Resolution 2022-01. Mr. Noble nominated the following slate of  
76 officers:

77	Chair	Garth Noble
78	Vice Chair	Martha Schiffer
79	Secretary	Craig Wrathell
80	Assistant Secretary	Jerry Tomberlin
81	Assistant Secretary	Edmon Rakipi
82	Assistant Secretary	Chris Torres
83	Assistant Secretary	Cindy Cerbone
84	Assistant Secretary	Kristen Suit
85	Treasurer	Craig Wrathell
86	Assistant Treasurer	Jeff Pinder

87 No other nominations were made.

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**On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor,  
Resolution 2022-01, Designating Certain Officers of the District, as nominated,  
and Providing for an Effective Date, was adopted.**

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94 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,  
Designating a Date, Time, and Location for  
Landowners' Meeting of the District, and  
Providing for an Effective Date**

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99 Mr. Wrathell presented Resolution 2022-02.

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**On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor,  
Resolution 2022-02, Designating a Date, Time and Location of March 7, 2022 at  
12:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500  
Lakeland Park Drive, Lakeland, Florida 33809, for a Landowners' Meeting of the  
District, and Providing for an Effective Date, was adopted.**

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107 ORGANIZATIONAL MATTERS

108 SIXTH ORDER OF BUSINESS Consideration of the Following  
109 Organizational Matters:  
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111 A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager  
112 and Methodology Consultant; Providing an Effective Date

- 113 • Agreement for District Management Services: *Wrathell, Hunt and Associates,*  
114 *LLC*

115 Mr. Wrathell presented Resolution 2022-03 and reviewed the Fee Schedule and  
116 Management Agreement. WHA would offer a discounted Management Fee of \$2,000 per  
117 month until bonds are issued and the base fee would be reduced from \$48,000 to \$45,000  
118 annually after bonds are issued.  
119

120 On MOTION by Mr. Noble and seconded by Mr. Tomberlin, with all in favor,  
121 Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt  
122 and Associates, LLC as the District Manager, as amended; Appointing a  
123 Methodology Consultant; and Providing an Effective Date, was adopted.

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126 B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing  
127 Compensation; and Providing for an Effective Date

- 128 • Fee Agreement: *KE Law Group, PLLC*

129 Mr. Wrathell presented Resolution 2022-04.  
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131 On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor,  
132 Resolution 2022-04, Appointing KE Law Group, PLLC, as District Counsel for the  
133 District, and Authorizing Compensation; and Providing for an Effective Date,  
134 was adopted.

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137 C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the  
138 District; and Providing for an Effective Date

139 Mr. Wrathell presented Resolution 2022-05.  
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**On MOTION by Mr. Tomberlin and seconded by Mr. Noble, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer for the Reserve at Van Oaks Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: Poulos & Bennett, LLC**

Mr. Wrathell presented Resolution 2022-06.

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-06, Appointing Poulos & Bennett, LLC as Interim District Engineer for the Reserve at Van Oaks Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

**On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Request for Qualifications (RFQ) for District Engineering Services and Competitive Selection Criteria, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

Mr. Wrathell asked if the Board wished to receive compensation, with a maximum amount of \$4,800 per year, per Board Member. All Board Members declined the allowable \$200 per meeting compensation.

**G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District, Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred.

- 176 H. **Resolution 2022-08 Setting Forth the Policy of the District Board of Supervisors with**  
177 **Regard to the Support and Legal Defense of the Board of Supervisors and District**  
178 **Officers, and Providing for an Effective Date**

179 Mr. Wrathell presented Resolution 2022-08.

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181 **On MOTION by Mr. Tomberlin and seconded by Ms. Schiffer, with all in favor,**  
182 **Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors**  
183 **with Regard to the Support and Legal Defense of the Board of Supervisors and**  
184 **District Officers, and Providing for an Effective Date, was adopted.**

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- 187 • **Authorization to Obtain General Liability and Public Officers' Insurance**

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189 **On MOTION by Mr. Noble and seconded by Mr. Rakipi, with all in favor,**  
190 **authorizing Staff to obtain General Liability and Public Officers' Insurance, was**  
191 **approved.**

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- 194 I. **Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating**  
195 **Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be**  
196 **Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for**  
197 **Severability and an Effective Date**

198 Mr. Wrathell presented Resolution 2022-09. This Resolution sets forth the CDD's policy  
199 for public comments at meetings and outlines the procedures for public comments.

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201 **On MOTION by Mr. Noble and seconded by Mr. Tomberlin, with all in favor,**  
202 **Resolution 2022-09, Providing for the Public's Opportunity to Be Heard;**  
203 **Designating Public Comment Periods; Designating a Procedure to Identify**  
204 **Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing**  
205 **Exceptions; and Providing for Severability and an Effective Date, was adopted.**

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- 208 J. **Resolution 2022-10, Providing for the Appointment of a Records Management Liaison**  
209 **Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a**  
210 **Records Retention Policy; and Providing for Severability and Effective Date**

211 Mr. Wrathell presented Resolution 2022-10.

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**On MOTION by Mr. Rakipi and seconded by Ms. Schiffer, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction, etc.

**On MOTION by Mr. Noble and seconded by Mr. Tomberlin with all in favor, Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date was adopted.**

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

**On MOTION by Mr. Rakipi and seconded by Mr. Noble, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

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**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1005 for District Website Design, Maintenance and Domain**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

**On MOTION by Mr. Noble and seconded by Mr. Tomberlin, with all in favor, Strange Zone, Inc., Quotation #M22-1005 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD’s website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

**On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.**

**P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

- I. Rules of Procedure**
- II. Notices**
  - **Notice of Rule Development**
  - **Notice of Rulemaking**

284 These items were provided for informational purposes.

285 Mr. Wrathell presented Resolution 2022-13.

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287 **On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor,**  
288 **Resolution 2022-13, To Designate Date, Time and Place of April 4, 2022 at 12:00**  
289 **p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland**  
290 **Park Drive, Lakeland, Florida 33809, of the Public Hearing and Authorization to**  
291 **Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure;**  
292 **and Providing an Effective Date, was adopted.**

293

294

295 **Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of**  
296 **the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an**  
297 **Effective Date**

298 This item was deferred.

299 **R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement;**  
300 **Providing for Severability; and Providing for an Effective Date**

301 Mr. Wrathell presented Resolution 2022-15. The Resolution provides that, in case of a  
302 natural disaster, the CDD can request assistance from other governmental entities.

303

304 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor,**  
305 **Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement;**  
306 **Providing for Severability; and Providing for an Effective Date, was adopted.**

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309 **S. Stormwater Management Needs Analysis Reporting Requirements**

310 Mr. Wrathell and Mr. Earlywine discussed new legislation that requires CDDs to perform  
311 and prepare the 20-Year Stormwater Needs Analysis Report. It was noted that the sewer  
312 improvements to be constructed would be conveyed to the City. The Report, which must be  
313 submitted to document the CDD's anticipated future stormwater system needs, is due by June  
314 30, 2022 and every five years thereafter. At a future meeting, Mr. Warren would submit a  
315 proposal for completion of the Report.

316

317 **BANKING MATTERS**

318 SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

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- 320
- 321 A. Resolution 2022-16, Designating a Public Depository for Funds of the District and
- 322 Providing an Effective Date

323 Mr. Wrathell presented Resolution 2022-16.

324

325 On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor,  
 326 Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds  
 327 of the District and Providing an Effective Date, was adopted.

328

329

- 330 B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account
- 331 and Appoint Signors on the Account; and Providing an Effective Date

332 Mr. Wrathell presented Resolution 2022-17. The Resolution designates the account  
333 signers as, specifically, the Chair, Treasurer and Assistant Treasurer.

334 Mr. Wrathell noted that the budget would be Developer/Landowner-funded and the  
335 Board would review and approve expenses. Certain expenses incurred in conjunction with the  
336 bonds and construction would be shown in the financials as “due to Developer” to be  
337 reimbursed from bond proceeds.

338

339 On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor,  
 340 Resolution 2022-17, Directing Wrathell, Hunt and Associates, LLC, to Establish a  
 341 Local Bank Account for the District and Appointing Signors on the Account; and  
 342 Providing for an Effective Date, was adopted.

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344

345 Mr. Noble would be the designated recipient for funding requests.

346

347 BUDGETARY MATTERS

348 EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

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- 350
- 351 A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and
- 352 Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal,

353           **Posting and Publication Requirements; Addressing Severability; and Providing for an**  
354           **Effective Date**

355           Mr. Wrathell presented Resolution 2022-18. He reiterated that the budget would be a  
356 Developer/Landowner-funded budget, with expenses being funded as they are incurred. He  
357 presented the proposed Fiscal Year 2022 budget and noted that it reflected the previously  
358 discussed reduction to the Management Fee to \$2,000 per month until bonds are issued. He  
359 reiterated that, after bonds are issued, the Management Fee would be \$45,000 annually.  
360 Issuance of bonds would trigger the requirement for an audit so, should bonds be issued prior  
361 to the close of the fiscal year on September 30, 2022, the audit would be due by June 30, 2023.

362           The following changes were made to the proposed Fiscal Year 2022 budget:

363           Pages 1 and 2, "Management/accounting/recording": Where necessary, change  
364 "24,000" to "2,000 per month for the next four months, then 45,000 annually"

365

366           **On MOTION by Mr. Tomberlin and seconded by Mr. Noble, with all in favor,**  
367 **Resolution 2022-19, Approving a Proposed Budget for Fiscal Year 2020/2021, as**  
368 **amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**  
369 **April 4, 2022 at 12:00 p.m., at the Holiday Inn Express & Suites Lakeland North**  
370 **I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809; and Providing an**  
371 **Effective Date, was adopted.**

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374 **B. Fiscal Year 2021/2022 Budget Funding Agreement**

375           Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

376           Mr. Earlywine stated the Agreement is generic and suggested approval in substantial  
377 form in the event that revisions are needed.

378

379           **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the**  
380 **Fiscal Year 2022 Funding Agreement, in substantial form, was approved.**

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383 **C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing**  
384 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**  
385 **Accordance with Section 218.415(17), Florida Statutes**

386           Mr. Wrathell presented Resolution 2022-19.

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**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented the Resolution 2022-20.

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.



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**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Mr. Earlywine presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the KE Law Group PLLC Memorandum and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

Mr. Earlywine discussed the Agreement and suggested approval in substantial form in the event that revisions are needed.

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**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: *FMSbonds, Inc.***

Mr. Wrathell presented the FMSbonds, Inc. (FMS) Engagement Letter to serve as Underwriter and for G-17 Disclosure. The Underwriter's fee would be 2% of the par amount of the bonds issued.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, in an amount not-to-exceed the Underwriter's fee of 2% of the par amount of the bonds issued, was approved.**

**II. Bond Counsel: *Greenberg Traurig, P.A.***

Mr. Wrathell presented the Greenberg Traurig, P.A., Engagement Letter to serve as Bond Counsel. The fee would be \$45,000 per bond issue, which is competitive; an additional fee would apply for the bond validation hearing.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.***

Mr. Wrathell presented the U.S. Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the U.S. Bank Trust Company, N.A., Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.**

496 C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing  
497 Regarding the District's Intent to Use the Uniform Method for the Levy, Collection,  
498 and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section  
499 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;  
500 and Providing an Effective Date

501 Mr. Wrathell stated this Resolution enables placement of the assessments on the tax  
502 bill, utilizing the Property Appraiser and Tax Collector. Due to the statutory cutoff, assessments  
503 would not be included on the tax bill until November 2023.

504 Mr. Wrathell presented Resolution 2022-24 and read the title.

505 Discussion ensued regarding platting, direct billing of assessments, estoppel letters and  
506 contracting with the HOA for management of CDD assets.

507

508 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor,**  
509 **Resolution 2022-24, Designating a Date, Time, and Location of March 7, 2022 at**  
510 **12:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500**  
511 **Lakeland Park Drive, Lakeland, Florida 33809, for a Public Hearing Regarding**  
512 **the District's Intent to Use the Uniform Method for the Levy, Collection, and**  
513 **Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**  
514 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such**  
515 **Hearing; and Providing an Effective Date was adopted.**

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518 D. Presentation of Engineer's Report

519 Mr. Warren presented the Engineer's Report, dated January 31, 2022. He reviewed the  
520 Capital Improvement Plan (CIP) and Opinion of Total Probable Cost. Mr. Earlywine requested  
521 approval in substantial form for purposes of the Assessment Notice and Bond Validation.

522 Mr. Noble asked if recreational amenities would be included in the project. Discussion  
523 ensued regarding the requirement to provide for public access if amenities are funded by the  
524 CDD and the possibility that the amenities would be excluded.

525

526 **On MOTION by Mr. Noble and seconded by Mr. Tomberlin, with all in favor,**  
527 **the Engineer's Report, dated January 31, 2022, in substantial form, was**  
528 **approved.**

529

530 **E. Presentation of Master Special Assessment Methodology Report**

531 Mr. Wrathell presented the Master Special Assessment Methodology Report, dated  
532 January 31, 2022. He reviewed the pertinent information in each section, particularly the  
533 Development Program, CIP, Financing Program, Assessment Methodology, lienability tests,  
534 True-up Mechanism and the Appendix Tables. He asked for approval, in substantial form, to  
535 facilitate adjustments.

536 Discussion ensued regarding upcoming meeting dates and Resolutions relating to  
537 issuance of bonds. The consensus was that the Delegated Award Resolution would be  
538 presented at the April meeting. Mr. Earlywine stated that bonds could be issued in early May.

539 **Mr. Earlywine left the meeting at 2:59 p.m.**

540 Ms. Schiffer asked if the Operation & Maintenance (O&M) would be calculated by the  
541 March meeting. Mr. Wrathell stated the Methodology would not include O&M. He stated that  
542 a business decision is needed regarding whether the CDD would contract with the HOA and  
543 then the HOA would budget, collect revenues and operate and maintain the CDD-owned  
544 improvements. In that scenario the CDD budget would only include administrative expenses.

545 Ms. Schiffer stated her understanding that an O&M budget was prepared and the intent  
546 was for the HOA to fulfill administrative functions only. Mr. Wrathell stated when the  
547 prospective O&M budget is received the CDD's existing budget could be amended but it would  
548 most likely be included in the proposed Fiscal Year 2023 budget. Discussion ensued regarding  
549 assessments, public hearings, notices and the processes for engaging a property management  
550 company and calculating a non-resident membership fee.

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552 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the**  
553 **Master Special Assessment Methodology Report, dated January 31, 2022, in**  
554 **substantial form, was approved.**

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557 **F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And**  
558 **Location of The Proposed Improvements; Declaring The Total Estimated Cost of the**  
559 **Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in**  
560 **Which The Assessments are to be Paid; Designating the Lands Upon Which The**  
561 **Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary**

562           **Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication**  
563           **of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

564           Mr. Wrathell presented Resolution 2022-25 and read the title.

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566           **On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor,**  
567           **Resolution 2022-25, Declaring Special Assessments; Designating The Nature**  
568           **And Location of The Proposed Improvements; Declaring The Total Estimated**  
569           **Cost of the Improvements, the Portion to be Paid By Assessments, and the**  
570           **Manner and Timing in Which The Assessments are to be Paid; Designating the**  
571           **Lands Upon Which The Assessments Shall Be Levied; Providing for an**  
572           **Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of**  
573           **Public Hearings for March 7, 2022 at 12:00 p.m., at the Holiday Inn Express &**  
574           **Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809;**  
575           **Providing for Publication of this Resolution; and Addressing Conflicts,**  
576           **Severability and an Effective Date, was adopted.**

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579           **G.       Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$8,000,000 Aggregate**  
580           **Principal Amount of Reserve at Van Oaks Community Development District Special**  
581           **Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the**  
582           **Planning, Financing, Construction and/or Acquisition of Public Infrastructure**  
583           **Improvements Including, But Not Limited to Entry Features and Signage, Stormwater**  
584           **Management Facilities, Water And Sewer Facilities, Streetlighting, Parks and**  
585           **Recreation Facilities and Roadways, and Associated Professional Fees and Incidental**  
586           **Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended;**  
587           **Appointing a Trustee; Approving the Form of and Authorizing the Execution and**  
588           **Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a**  
589           **Debt, Liability or Obligation of Reserve at Van Oaks Community Development District,**  
590           **Polk County, Florida, the City of Auburndale, Florida or the State of Florida or of Any**  
591           **Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed**  
592           **and Levied on the Property Within the District Benefited by the Improvements and**  
593           **Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and**  
594           **Providing for Other Related Matters**

595

- 596 Ms. Bligh presented Resolution 2022-26, which accomplishes the following:
- 597 ➤ Authorizes issuance of an aggregate principal amount of bonds not to exceed
- 598 \$8,000,000.
- 599 ➤ Authorizes and approves the execution and delivery of the Master Trust Indenture.
- 600 ➤ Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- 601 ➤ Authorizes and directs District Counsel and Bond Counsel to proceed with filing for
- 602 validation.

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**On MOTION by Mr. Noble and seconded by Mr. Tomberlin with all in favor, Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$8,000,000 Aggregate Principal Amount of Reserve at Van Oaks Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Management Facilities, Water And Sewer Facilities, Streetlighting, Parks and Recreation Facilities and Roadways, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Reserve at Van Oaks Community Development District, Polk County, Florida, the City of Auburndale, Florida or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

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## **CONSTRUCTION RELATED MATTERS**

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### **TENTH ORDER OF BUSINESS**

**Consideration of the Following  
Construction Related Matters:**

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#### **A. Acquisition Agreement**

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Ms. Hammock presented the draft Acquisition Agreement, which sets forth the process by which the CDD will acquire a work product, up to and including the improvements to the property and interest in the real property itself.

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**On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Acquisition Agreement, was approved.**

**B. Acquisition of Phase 1 Utilities Improvements**

This item was not discussed.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC.***

There was no report.

**B. District Engineer (Interim): *Poulos & Bennett, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

There was no report.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Schiffer and seconded by Mr. Tomberlin, with all in favor, the meeting adjourned at 3:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair