

**MINUTES OF MEETING
EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the East Bonita Beach Road Community Development District held a Public Hearing and Regular Meeting on August 19, 2024 at 10:30 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present were:

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| J. Wayne Everett | Chair |
| Michael Bone | Vice Chair |
| Landon Thomas (via telephone) | Assistant Secretary |
| Christian Cotter | Assistant Secretary |

Also present:

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| Chuck Adams | District Manager |
| Ashley Ligas (via telephone) | District Counsel |
| Ben Steets | Grau & Associates |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:41 a.m.

Supervisors Everett, Bone and Cotter were present. Supervisor Thomas attended via telephone. Supervisor Moulton was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Qualified Electors
to Fill Vacancies in Seat 3 and Seat 5; Terms
Expire November 2026**

Mr. Adams stated no one qualified in June to run for Seats 3 and 5 in the November 2024 General Election. So, appointments to those seats will occur after the General Election in November.

- **Administration of Oath of Office to Newly Appointed Supervisors (the following will also be provided in a separate package)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Membership, Obligation and Responsibilities**
 - C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2023, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit and everything appeared in order.

- A. **Consideration of Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023**

**On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor,
Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal
Year Ended September 30, 2023, was adopted.**

SIXTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-08. He reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, the Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, Providing for Funding for the District's Fiscal Year 2024/2025 Adopted Budget; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-09, also known as the Assessment Levying Resolution, which takes into consideration the budget that was just adopted, directs the District Manager to finalize a lien roll and transmit it to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, the Resolution 2024-09, Providing for Funding for the District's Fiscal Year 2024/2025 Adopted Budget; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Everett and seconded by Mr. Cotter, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

NINTH ORDER OF BUSINESS**Discussion: Board Transition**

Mr. Adams stated that two seats have transitioned to the General Election and a third will be up for election at a future Landowners' election meeting. At some point, interest in serving on the Board must be garnered from residents of the CDD. He urged the Board Members to think of potential individuals who might be interested. The two primary requirements are that they must be a qualified elector residing within the CDD and must be registered to vote in Lee County.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of May 20, 2024 Regular Meeting
Minutes**

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| <p>On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the May 20, 2024 Regular Meeting Minutes, as presented, were approved.</p> |
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TWELFTH ORDER OF BUSINESS

Other Business

There was no other business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Banks Engineering, Inc.

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: May 19, 2025 at 10:30 AM (address to be determined)**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

There were no audience comments or Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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| <p>On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 10:53 a.m.</p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair