

**MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverlake Community Development District held Public Hearings and a Regular Meeting on August 7, 2023 at 5:00 p.m., at Mackay Gardens and Lakeside Preserve, 945 Mackay Blvd., Lake Alfred, Florida 33850.

Present at the meeting were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Katarina (Kat) Diggs	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Conner Gallagher	Supervisor Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:00 p.m. Supervisors Lefere, Diggs and Aponte were present. Supervisor Law was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2024

Mr. Aponte nominated Mr. Connor Gallagher to fill Seat 5. There were no other nominations.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the appointment of Mr. Connor Gallagher to Seat 5, was approved.

A. Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gallagher. She provided and briefly described the following:

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Financial Disclosure Forms**
 - a. Form 1: Statement of Financial Interests**
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - c. Form 1F: Final Statement of Financial Interests**
- IV. Form 8B: Memorandum of Voting Conflict**

B. Consideration of Resolution 2023-43, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2023-43. Mr. Lefere nominated the following slate:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Katarina Diggs	Assistant Secretary
Max Law	Assistant Secretary
Connor Gallagher	Assistant Secretary
Kristen Suit	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Ms. Diggs, with all in favor, Resolution 2023-43, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2023-46, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-46. She reviewed the proposed Fiscal Year 2024 budget, which reflects the revisions made after the last meeting.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-46, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-47, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.

A Board Member asked about the “Summary of O&M Assessments” attached as Exhibit A. Ms. Suit stated it was included in the Mailed Notices. As long as the assessments imposed do not exceed the gross revenue in the budget, the CDD is good. Asked if the CDD must hold a public hearing on the Mailed Notices, Ms. Suit stated there must be a public hearing to adopt the budget and a public hearing to impose the assessments, which is what is being done today.

No members of the public spoke.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2023-47.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-47, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.

SIXTH ORDER OF BUSINESS

Consideration of Agreement Regarding the Direct Collection of Special Assessments for Fiscal Year 2023-2024

Ms. Suit presented the Direct Collection of Special Assessments for Fiscal Year 2023-2024 Agreement between the CDD and Pulte Home Company LLC.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Direct Collection of Special Assessments for Fiscal Year 2023-2024 Agreement, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2023-2024
Deficit Funding Agreement**

Ms. Suit presented the Fiscal Year 2023-2024 Deficit Funding Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Fiscal Year 2023-2024 Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-48,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date**

Ms. Suit presented Resolution 2023-48 and stated meetings were not scheduled for January or September 2024 because they coincided with holidays and meetings and the Lake Alfred Public Library meeting location will be closed.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-48, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-49, to
Designate the Date, Time and Place of a
Public Hearing and Authorization to
Publish Notice of Such Hearing for the
Purpose of Adopting Policies and Rates
Regarding District Amenity Facilities**

Ms. Suit presented Resolution 2023-49.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-49, to Designating November 6, 2024 at 5:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Policies and Rates Regarding District Amenity Facilities, was adopted.

TENTH ORDER OF BUSINESS

Ratification of The City of Lake Alfred Developer’s Agreement

Ms. Suit presented the City of Lake Alfred Developer’s Agreement. Mr. Lefere stated the Agreement is to get the median sign built within the City’s public right-of-way (ROW).

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the City of Lake Alfred Developer’s Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of SR Landscaping, LLC Landscape & Irrigation Maintenance Services Agreement

Ms. Suit presented the SR Landscaping, LLC Landscape & Irrigation Maintenance Services Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the SR Landscaping, LLC Landscape & Irrigation Maintenance Services Agreement, was ratified.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

Ms. Suit recalled that the Board previously approved a Field Operations Agreement, in substantial form pending an authorization date.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, authorizing commencement of Field Operations Services on October 1, 2023, was approved.

FOURTEENTH ORDER OF BUSINESS

Approval of May 1, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the May 1, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: KE Law Group, PLLC**
- B. **District Engineer (Interim): Colliers Engineering & Design**
There were no District Counsel or District Engineering reports.
- C. **District Manager: Wrathell, Hunt and Associates, LLC**
 - **0 Registered Voters in District as of April 15, 2023**
 - **NEXT MEETING DATE: October 2, 2023 at 5:00 PM**
 - **QUORUM CHECK**
The October 2, 2023 meeting was cancelled.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments


There were no public comments.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 5:20 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair