

**MINUTES OF MEETING
ENBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Enbrook Community Development District held a Regular Meeting on October 22, 2020 at 1:00 p.m., remotely, via Zoom at <https://us02web.zoom.us/j/81574598314>, and telephonically at 1-929-205-6099, Meeting ID: 815 7459 8314, for both.

Present were:

Mary Moulton	Chair
John Garrity	Vice Chair
Steve Aiken	Assistant Secretary
J. Wayne Everett	Assistant Secretary
Michael Bone	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Steve Martin	District Engineer
Jere Earlywine	District Counsel
James Ratz	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, allowing local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Bond Related Items

- A. Resolution 2021-01, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2020; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Special Assessment Revenue Bonds; Addressing the Allocation and Collection of the Assessments Securing the Special Assessment Revenue Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing For Conflicts, Severability and an Effective Date**

Mr. Earlywine stated the purpose of Resolution 2021-01 was to reset the assessment levels and reiterate certain provisions of the Master Assessment Resolution.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, Resolution 2021-01, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2020; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Special Assessment Revenue Bonds; Addressing the Allocation and Collection of the Assessments Securing the Special Assessment Revenue Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing For Conflicts, Severability and an Effective Date, was adopted.

- B. Consideration of Issuer’s Counsel Document**

Mr. Earlywine gave a brief overview of each of the Issuer’s Counsel documents listed below:

- I. Completion Agreement**
- II. True-Up Agreement**
- III. Acquisition and Advanced Funding Agreement**
- IV. Collateral Assignment Agreement**
- V. Disclosure of Public Financing**
- VI. Declarations of Consent**

VII. Notice of Assessments

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the Issuer's Counsel Documents, in substantial form, and authorizing the Chair to execute, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Project Related Items

Mr. Earlywine gave a brief overview of each of the project-related item listed below:

- A. Construction Easement Agreement
- B. Assignment of Construction Site Work Agreement with Haskins, Inc.
- C. Assignment of Engineering Site Work Agreement with Grady Minor
- D. Preliminary Approval of Acquisition of Work Product (SWPPP Inspection Fees & Permitting Fees) *Final Executed Package to Be Ratified*
- E. Preliminary Approval Acquisition of Completed Improvements (Retaining Wall/ Exotic Removal in Preserve) *Final Executed Package to Be Ratified*
- F. Preliminary Approval of Assignment of Professional Services Agreements and Acquisition of Completed Work Product (Ardurra, Dexbender, Universal Testing, Waldrop Engineering & Water Sciences) *Final Executed Packages to Be Ratified*
- G. Preliminary Approval of Assignments of Professional Services (Grady Minor – D.R. Horton Agreement)
- H. Preliminary Approval of Assignments of Construction Agreements (Hodges, Jackson Pools, LaBelle Well Drilling, Ramco Protective, Signature Privacy Walls & Triple J Grassing)
- I. Construction Cost Share Agreement
- J. CDD/HOA Maintenance Agreement

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the project related items, work products and existing site work, in not-to-exceed amounts, as set forth in the Engineer's Report, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. The financials were accepted.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

A. August 27, 2020 Virtual Public Meeting

Mr. Adams presented the August 27, 2020 Virtual Public Meeting Minutes.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the August 27, 2020 Virtual Public Meeting Minutes, were approved.

B. September 10, 2020 Continued Virtual Public Meeting

Mr. Adams presented the September 10, 2020 Continued Virtual Public Meeting Minutes.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the September 10, 2020 Continued Virtual Public Meeting Minutes, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Earlywine stated that the bond closing was set for October 29, 2020 and the pre-closing process was underway. Staff was preparing the turnover documents for the bond closing.

B. District Engineer: *Q Grady Minor & Associates P.A.*

There being no report, the next item followed.

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

Mr. Adams stated that he executed the bond documents. In response to Ms. Moulton's request, Mr. Adams stated that the documents would be sent Priority Overnight.

- **NEXT MEETING DATE: November 19, 2020 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on November 19, 2020 at 1:00 p.m.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

NINTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Garrity and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 1:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair