

**MINUTES OF MEETING
ENBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Enbrook Community Development District held a Regular Meeting on June 14, 2021 at 1:00 p.m., at the offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, FL 34109.

Present were:

Mary Moulton	Chair
J. Wayne Everett	Assistant Secretary
Michael Bone	Assistant Secretary

Also present were:

Chuck Adams (via phone)	District Manager
Cleo Adams	Assistant District Manager
Steve Martin	District Engineer
Jere Earlywine (via phone)	District Counsel
Tony Grau (via phone)	Grau & Associates
James Ratz (via phone)	Forestar Project Manager
Ty Vincent	Forestar
Christian Cotter	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:16 p.m. Supervisors Moulton, Everett and Bone were present. Supervisors Aiken and Garrity were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Steven Aiken, Seat 3**

Mrs. Adams presented the resignation of Supervisor Steven Aiken from Seat 3.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the resignation of Supervisor Steven Aiken from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Ty Vincent to Seat 3, Term Expires November, 2022

Mr. Bone nominated Mr. Ty Vincent to fill Seat 3. No other nominations were made.

On MOTION by Mr. Bone and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Ty Vincent to fill Seat 3, term expires November 2022, was approved.

- **Administration of Oath of Office (*the following will be provided in a separate package*)**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Vincent. Mr. Vincent was already familiar with the following items:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **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**
- D. **Form 8B – Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor John Garrity, Seat 1

Mrs. Adams presented the resignation of Supervisor John Garrity from Seat 1.

On MOTION by Mr. Bone and seconded by Ms. Moulton, with all in favor, the resignation of Supervisor John Garrity from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Christian Cotter to Seat 1, *Term Expires November, 2024*

Mr. Bone nominated Mr. Christian Cotter to fill Seat 1. No other nominations were made.

On MOTION by Mr. Bone and seconded by Mr. Everett, with all in favor, the appointment of Mr. Christian Cotter to fill Seat 1, term expires November 2024, was approved.

- **Administration of Oath of Office**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Cotter. Mr. Cotter was already familiar with the items in the Supervisor packet.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Enbrook Community Development District, and Providing for an Effective Date

Mrs. Adams presented Resolution 2021-02. Ms. Moulton nominated the following slate of officers:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Chesley E Adams, Jr.	Secretary
Ty Vincent	Assistant Secretary
Michael Bone	Assistant Secretary
Craig Wrathell	Assistant Secretary
Vacant	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Enbrook Community Development District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mrs. Adams presented Resolution 2021-03. Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 26, 2021 at 1:00 p.m., at RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, Florida 34109; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2021/2022 and Providing for an Effective Date

Mrs. Adams presented Resolution 2021-04. Mr. Everett noted potential conflicts with the November 25 and December 23, 2021 meeting dates, due to the holidays.

The following changes were made to the Fiscal Year 2021 Meeting Schedule:

DATE: Delete the November 25, 2021 and December 23, 2021 meetings.

It was noted that Special meetings could be scheduled if needed.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date.

TENTH ORDER OF BUSINESS

Ratification of Partial Assignment of Site Work Contract (Enbrook Project)

Mr. Earlywine presented the Partial Assignment of Site Work Contract for the Enbrook Project.

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, the Partial Assignment of Site Work Contract for the Enbrook Project, was ratified.

ELEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates

Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found on each page. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mrs. Adams presented Resolution 2021-05.

On MOTION by Mr. Bone and seconded by Mr. Vincent, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Real Property Conveyances [Special Warranty Deed With Grant And Reservation of Easements]

Mr. Earlywine presented the Real Property Conveyances and discussed the deeds and easements to be granted to the CDD. Because some of the deeds were not complete, he requested approval in substantial form.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Real Property Conveyances and Special Warranty Deed With Grant And Reservation of Easements, in substantial form, was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of CDD/HOA Maintenance Agreement

Mr. Earlywine requested approval of the Maintenance Agreement between the CDD and the HOA, in substantial form. He would work with the District Engineer to refine the scope of services.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Maintenance Agreement between the CDD and the HOA, in substantial form, was approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mrs. Adams presented the Unaudited Financial Statements as of April 30, 2021. The financials were accepted.

Mr. Adams left the meeting at 1:30 p.m.

SIXTEENTH ORDER OF BUSINESS

Consideration of October 22, 2020 Regular Meeting Minutes

Mrs. Adams presented the October 22, 2020 Regular Meeting Minutes.

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the October 22, 2020 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

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*

I. 0 Registered Voters in District as of April 15, 2021

There were no registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: July 22, 2021 at 1:00 P.M.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 22, 2021 meeting.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

NINETEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWENTIETH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 1:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair