



Rizzetta & Company

Greater Lakes/Sawgrass Bay Community Development District

Board of Supervisors' Special Meeting August 18, 2021

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.glsbcdd.org

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

the Clermont Arts & Recreation Center, Room 5, 3700 S. Highway 27, Clermont FL
34711

Board of Supervisors	James Walker Ismael Garcia Nicholas Devore James Klinck Marian Fowler	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Counsel	David Lenox	Greenspoon Marder Law
District Engineer	Rey Malave	Dewberry Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

August 10, 2021

Board of Supervisors

**Greater Lakes/Sawgrass Bay Community
Development District**

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District will be held on **Wednesday, August 18, 2021 at 11:00 a.m.** at the Clermont Arts & Recreation Center, Room 5, 3700 S. Highway 27, Clermont FL 34711. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee
Meeting held on June 16, 2021.....Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors'
Meeting held on June 16, 2021.....Tab 2
 - C. Consideration of Operation and Maintenance Expenditures
for May and June 2021.....Tab 3
 - D. Presentation of Monthly Maintenance Inspection Report(s),
Down to Earth.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2021/2022 Final Budget
 - i. Consideration of Resolution 2021-03, Adopting Fiscal Year
2021-2022 Final Budget.....Tab 5
 - ii. Consideration of Resolution 2021-04, Imposing Special
Assessments and Certifying an Assessment Roll.....Tab 6
 - B. Consideration of Resolution 2021-05, Setting the Fiscal Year
2021-2022 Meeting Schedule... ..Tab 7
 - C. Consideration of Pressure Washing ProposalTab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Richard Hernandez
Richard Hernandez
District Manager

cc: Tina Garcia, Greenspoon Marder Law

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District was held on **Wednesday, June 16, 2021 at 11:02 a.m.** at the Clermont Arts & Recreation Center, Room 5, 3700 S. Highway 27, Clermont FL 34711.

Present and constituting a quorum were:

James Walker	Board Supervisor, Chairman
James Klinck	Board Supervisor, Vice Chairman
Ismael Garcia	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Nick Devore	Board Supervisor, Assistant Secretary
Marian Fowler	Board Supervisor, Assistant Secretary

Also present were:

Richard Hernandez	District Manager, Rizzetta & Company, Inc.
Tina Garcia	District Counsel, Greenspoon Marder Law <i>(via phone)</i>
Rey Malave	District Engineer, Dewberry <i>(via phone)</i>
Audience Members	None

SECOND ORDER OF BUSINESS

Review of Proposals for Auditing
Services

The Audit Review Committee discussed the auditing proposals submitted by Berger, Toombs, Elam, Gaines & Frank and Grau & Associates for fiscal year ending 2021. The proposals provided 4 optional renewals for fiscal years ending 2022, 2023, 2024 and 2025. The individual committee members provided management with the scores for the firms submitting a proposal based on the evaluation criteria approved at the last audit meeting.

THIRD ORDER OF BUSINESS

Ranking of Auditor Proposals

Mr. Hernandez tabulated the total score as provided by the Audit Review Committee. Berger, Toombs, Elam, Gaines & Frank scored a total of 100 points and Grau & Associates scored a total of 98 points. Berger, Toombs, Elam, Gaines & Frank was recommended for the District's Auditing Services for the Fiscal Years 2021-2025 based on the Committee's ranking of the proposals.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board adjourned the meeting of the Audit Committee at 11:09 a.m. for Greater Lakes/Sawgrass Bay Community Development District.

Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District was held on **Wednesday, June 16, 2021 at 11:09 a.m. at the Clermont Arts & Recreation Center, Room 5, 3700 S. Highway 27, Clermont FL 34711.**

Present and constituting a quorum were:

James Walker	Board Supervisor, Chairman
James Klinck	Board Supervisor, Vice Chairman
Ismael Garcia	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Nick Devore	Board Supervisor, Assistant Secretary
Marian Fowler	Board Supervisor, Assistant Secretary

Also present were:

Richard Hernandez	District Manager, Rizzetta & Company, Inc.
Tina Garcia	District Counsel, Greenspoon Marder Law <i>(via phone)</i>
Rey Malave	District Engineer, Dewberry <i>(via phone)</i>
Audience Members	None

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hernandez called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda

There were no audience member comments at this time as none were present.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Garcia updated the Board regarding the wall litigation. She asked that Board members reach her directly at 407.692.9115 with any questions or comments. She has received a settlement offer from opposing counsel that was unacceptable. She is negotiating and trying to get better terms before presenting anything to the Board. She does not recommend accepting the settlement offer. She cannot discuss this matter with more than 1 Board member at a time due to Sunshine Law. Brief discussion ensued.

B. District Engineer

Mr. Malave is seeking out a contractor to complete the wall repairs. This is not the same wall that is subject to the DR Horton litigation.

C. District Manager

Mr. Hernandez stated that the registered voter count was 1,610 as of April 15, 2021.

General discussion ensued regarding pressure washing of the wall. Mr. Hernandez will work on obtaining additional bids. Discussion ensued in regard to informing residents of any future pressure washing services that would affect their property.

FOURTH ORDER OF BUSINESS

**Consideration of the Meeting Minutes
of the Audit Committee and Board of
Supervisors' Special Meetings held
April 21, 2021**

There were no comments on the said minutes. There was a comment regarding a clerical error in line 200 (motion box) of the Board of Supervisors' Special Meeting.

On Motion by Mr. Devore, seconded by Mr. Klinck, with all in favor, the Board approved the Minutes of the Audit Committee and Board of Supervisors' Special Meetings held on April 21, 2021, as amended, for Greater Lakes/Sawgrass Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures April 2021**

Mr. Hernandez reviewed the expenditures with the Board of Supervisors.

On Motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2021 in the amount of \$ 17,885.58, for Greater Lakes/Sawgrass Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance
Inspection Report(s), Down to Earth**

Mr. Hernandez presented the monthly maintenance report (March 28, 2021) to the Board. General discussion ensued.

Discussion also ensued regarding whether the County was responsible for trimming trees along Sawgrass Bay and Superior as they are dangling over the street. Mr. Malave confirmed that it would be the District's responsibility if they belong to the District. It was noted that there may be a broken sprinkler head at Tahoe and Superior.

SEVENTH ORDER OF BUSINESS

**Acceptance of the Fiscal Year 2020
Audit**

Mr. Hernandez noted that the audit was clean with no adverse findings.

On Motion by Mr. Walker, seconded by Ms. Fowler, with all in favor, the Board of Supervisors accepted the Fiscal Year 2020 audit, for the Greater Lakes/Sawgrass Bay Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

Mr. Hernandez announced that the next meeting was scheduled for Wednesday, July 21, 2021 at 11:00 a.m. This meeting may be cancelled if there is no business to consider.

On Motion by Mr. Klink, seconded by Mr. Devore, with all in favor, the Board of Supervisors appointed Mr. Walker to review and approve mulch proposals, within budget, for the Greater Lakes/Sawgrass Bay Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Klinck, seconded by Ms. Fowler, with all in favor, the Board adjourned the meeting of the Board of Supervisors at 11:40 a.m. for Greater Lakes/Sawgrass Bay Community Development District.

Assistant Secretary

Chairman/Vice Chairman

District Office - Orlando, FL 32819
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.glsbcdd.org

____ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clermont Arts & Recreation Center City of Clermont	1535	2431	Meeting Room Rental 05/21	\$ 172.50
Dewberry Engineers Inc	1532	1895902	Engineering Services 10/20	\$ 270.00
Down to Earth Lawncare II, Inc	1533	85366	Annual Rotation 01/21	\$ 540.00
Down to Earth Lawncare II, Inc	1524	94537	Annual Rotation 04/21	\$ 540.00
Down to Earth Lawncare II, Inc	1536	94704	Monthly Maintenance 05/21	\$ 5,750.00
Grau and Associates	1534	20943	Auditing Services FYE 09/30/20	\$ 1,900.00
Greenspoon Marder Law	1537	1301355	Legal Services 05/21	\$ 707.00
Ismael Garcia	1526	IG04212021	Board of Supervisors Meeting 04/21/2021	\$ 200.00
James W Klinck	1527	JK04212021	Board of Supervisors Meeting 04/21/2021	\$ 200.00
James Walker	1529	JW04212021	Board of Supervisors Meeting 04/21/2021	\$ 200.00
Marian Fowler	1525	MF04212021	Board of Supervisors Meeting 04/21/2021	\$ 200.00
Nicholas Adam Devore	1523	ND04212021	Board of Supervisors Meeting 04/21/2021	\$ 200.00
Rizzetta & Company, Inc.	1530	INV0000058144	District Management Services 05/21	\$ 3,035.00

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	1531	INV0000007467	Website & EMail Hosting Services 05/21	\$ 175.00
SECO Energy	051421-1	SECO 4000054700 04/21	SECO 4000054700 04/21	\$ 2,139.80
SECO Energy	051421-2	SECO 4000271302 04/21	SECO 4000271302 4/21	\$ 35.12
SECO Energy	051421-3	SECO 4000419601 04/21	SECO 400419601 04/21	\$ 32.86
Utilities Inc of Florida	052521-3	3915978435 4/21	15840 Sawgrass Bay BLVD 04/21	\$ 31.67
Utilities Inc of Florida	052521-1	8089510000 04/21	Irrigation Meter Sawgrass/Superior 04/21	\$ 930.51
Utilities Inc of Florida	052521-2	9189510000 04/21	Irri Mtr Superior/Tahoe 04/21	\$ 295.00
Report Total				<u>\$ 17,554.46</u>

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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Operation and Maintenance Expenditures June 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:

\$ 12,335.68

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clermont Arts & Recreation Center City of Clermont	1542	2466	Meeting Room Rental 06/21	\$ 272.50
Dewberry Engineers Inc	1538	1959604	Engineering Services 04/21	\$ 545.00
Down to Earth Lawncare II, Inc	1544	97437	Monthly Maintenance 06/21 AL File for Non Valorem Assessment	\$ 5,750.00
Lake County Property Appraiser	1543	2021nONaD015	06/01/21 Acct #CU00117767 Legal Advertising	\$ 50.00
Orlando Sentinel Communications	1539	34929128000	04/21	\$ 122.25
Rizzetta & Company, Inc.	1540	INV0000058915	District Management Services 06/21	\$ 3,035.00
Rizzetta Technology Services, LLC	1541	INV0000007630 SECO 4000054700	Website & EMail Hosting Services 06/21	\$ 175.00
SECO Energy	06142021-1	05/21 SECO 4000271302	SECO 4000054700 05/21	\$ 1,964.61
SECO Energy	06142021-1	05/21 SECO 4000419601	SECO 4000271302 5/21	\$ 31.93
SECO Energy	06142021-1	05/21	SECO 400419601 05/21	\$ 33.90
Utilities Inc of Florida	6242021	3915978435 5/21	15840 Sawgrass Bay BLVD 05/21	\$ 29.62
Utilities Inc of Florida	6242021	3915978435 2/7	15840 Sawgrass Bay BLVD 06/21	\$ 31.30
Utilities Inc of Florida	6142021	9189510000 05/21	Irrig Mtr Superior/Tahoe 05/21	\$ 294.57

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Report Total				<u>\$ 12,335.68</u>
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RESOLUTION 2021-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Greater Lakes/Sawgrass Bay Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 18, 2021 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Greater Lakes/Sawgrass Bay Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2006	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2021.

ATTEST:

**GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2021/2022

Exhibit A:

Adopted Budgets for Fiscal Year 2021/2022

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; 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.

WHEREAS, the Greater Lakes/Sawgrass Bay Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lake County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget(s) for Fiscal Year 2021-2022 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Greater Lakes/Sawgrass Bay Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the operations and maintenance assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than November 1, 2021, 25% due no later than January 1, 2022 and 25% due no later than April 1, 2022, and 25% due no later than May 1, 2022. For debt service special assessments, deferred payments may be made with 51% due no later than April 1, 2022, and 49% due no later than October 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021-2022, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods. The decision to collect special 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 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.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax

Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Greater Lakes/Sawgrass Bay Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District.

PASSED AND ADOPTED this 17th day of August, 2021.

ATTEST:

**GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Lien Roll
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EXHIBIT A

EXHIBIT B

Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes

RESOLUTION 2021-05

**A RESOLUTION OF THE GREATER LAKES/SAWGRASS
BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2021/2022**

WHEREAS, the Greater Lakes/Sawgrass Bay Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2021/2022 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GREATER
LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT
DISTRICT**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Lake County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of August, 2021.

ATTEST:

**GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

All meetings will convene 3rd Wednesday of the month at 11:00 a.m. at the Cagan Crossings County Library, located at 16729 Cagan Oaks, Clermont, Florida 34714.