MINUTES OF MEETING
GRACEWATER SARASOTA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Gracewater Sarasota Community Development District held a Regular Meeting on April 19, 2023, at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237.

Present at the meeting were:

Eldon Johnson	Chair
Kristen Johnson	Assistant Secretary
Phil Dante	Assistant Secretary

Also present were:

Kristen Suit	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (via telephone)	District Counsel

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 12:04 p.m. Supervisors Eldon Johnson, Kristen Johnson and Phil Dante were present. Supervisors Fischer and Wren Dante were not present.

SECOND ORDER OF BUSINESS — **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-01. She reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The following changes will be made to the proposed Fiscal Year 2024 budget:

"Insurance" line item: Change to "Insurance/property insurance" and increase "5,500" to "15,500"

On MOTION by Ms. Johnson and seconded by Mr. Johnson, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 21, 2023 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-02.

On MOTION by Mr. Johnson and seconded by Mr. Dante, with all in favor, Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date**

Ms. Suit presented Resolution 2023-03 Options 1 and 2.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2023-03, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-04, Ratifying, Confirming and Approving the Sale of the District's Series 2021 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2021 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-04.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, Resolution 2023-04, Ratifying, Confirming and Approving the Sale of the District's Series 2021 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2021 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property**

Ms. Suit presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Agreement for Facility Management, Operation and Maintenance Services**

Ms. Suit presented the Agreement for Facility Management, Operation and Maintenance Services. The HOA will budget and collect the revenue for management of and to maintain the CDD's facilities. The HOA's legal entity name of Gracewater at Sarasota Association, Inc., will be inserted into the Agreement. Regarding whether to add a list of maintenance categories/facilities/items, District Counsel felt that the chart from the Engineer's Report is comprehensive enough and it can be attached to the Agreement.

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Agreement for Facility Management, Operation and Maintenance Services with Gracewater at Sarasota Association, Inc., in substantial form, and authorizing the Cahir to execute the final form of the Agreement, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2023**

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

TENTH ORDER OF BUSINESS **Approval of August 17, 2022 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Johnson and seconded by Ms. Johnson, with all in favor, the August 17, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

District Counsel reported legislation that will likely pass is a requirement for Board Members to attend an annual four-hour ethics course, beginning January 1, 2024.

B. District Engineer: Morris Engineering & Consulting, LLC

There was no report.

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

I. Update: Assignment of Professional Services Agreements

Ms. Suit stated that the Acquisition Agreement that authorized the assignments was already approved; the assignments encompassed the following:

a. Water Resource Associates, LLC

b. Morris Engineering and Consulting, LLC

c. Excalibur Group, LLC

d. Geosyntec Consultants, Inc.

e. Universal Engineering Sciences

f. Terra Management Group

II. NEXT MEETING DATE: May 17, 2023 at 12:00 P.M.

○ **QUORUM CHECK**

The May 17, 2023 meeting was canceled. The next meeting will be on June 21, 2023.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Johnson and seconded by Mr. Johnson, with all in favor, the meeting adjourned at 12:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________________ ___________________________________
Secretary/Assistant Secretary Chair/Vice Chair