MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Caymas Community Development District was held on August 1, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:00 a.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present at the meeting were:

Erica Lolli	Chair
Andrew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Christopher Johnson	Assistant Secretary
Andrew Raiser	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Jackie Larocque	Interim District Engineer

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

Mr. Adams called the meeting to order at 9:08 a.m. Supervisors-Elect Erica Lolli, Andrew Kowalczyk, Bryan Boylan, Christopher Johnson and Andrew Raiser, were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Erica Lolli, Andrew Kowalczyk, Bryan Boylan, Christopher Johnson and Andrew

Raiser. He reviewed guidelines for interactions among Supervisors, recordkeeping, public records requests, use of CDD email addresses and completion and timely submission of forms. He provided and explained the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. 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

E. Form 8B: Memorandum of Voting Conflict

Mr. Urbancic stated this should be the last year that the Form 1 will be filed on paper; in future years it will be filed electronically. He noted that public records include anything made or received in connection with official CDD business in the public record; there is no unfinished business exception. The Sunshine Law applies to any deliberations leading up to and including final decisions. Mr. Urbancic noted that all Supervisors are affiliated with the Landowner.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-01. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 1	Erica Lolli	735 votes	4-year Term
Seat 2	Andrew Kowalczyk	735 votes	4-year Term
Seat 3	Bryan Boylan	500 votes	2-year Term
Seat 4	Christopher Johnson	500 votes	2-year Term
Seat 5	Andrew Raiser	500 votes	2-year Term

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-02. The following slate was nominated:

Chair	Erica Lolli
Vice Chair	Andrew Kowalczyk
Secretary	Chuck Adams
Assistant Secretary	Bryan Boylan
Assistant Secretary	Christopher Johnson
Assistant Secretary	Andrew Raiser
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Adams presented Resolution 2023-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to $2,000 per month until bonds are issued.

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Coleman, Yovanovich & Koester, PA**

Mr. Urbancic presented Resolution 2023-04 and the Coleman, Yovanovich & Koester, PA Fee Agreement.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-04, Appointing Coleman, Yovanovich & Koester, PA as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-05.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Caymas Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Atwell, LLC**

Mr. Adams presented Resolution 2023-06 and the Interim Engineering Services Agreement. The following changes were made to the Interim Engineering Services Agreement:

Page 1: Change "Atwell, LLC, a Foreign" to "Atwell, LLC, a Michigan"

Page 1 and where necessary: Change CDD County from "Lee" to "Collier"

Page 5, Item 16, first line: Delete "defend"

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Caymas Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement with Atwell, LLC, as amended, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

This item was not addressed.

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

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Coleman Yovanovich Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103, as the Principal Headquarters of the District, and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the Caymas Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-08. Complaints or inquiries should be forwarded to Mr. Adams as soon as possible; the Resolution requires a copy to be provided within 30 calendar days.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-08, Setting Forth the Policy of the Caymas Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2023-09.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Adams presented Resolution 2023-10.

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair, and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Caymas Community Development District

Mr. Adams presented Resolution 2023-12.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Caymas Community Development District, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

N. Strange Zone, Inc., Quotation #M23-1019 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Strange Zone, Inc., Quotation #M23-1019 for District Website Design, Maintenance and Domain Web-Site Design, in the amount of $1,679.99 for the first year and approximately $705 annually thereafter, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams presented the ADA Site Compliance proposal.

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

Mr. Adams presented Resolution 2023-13.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2023-13, to Designate September 5, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119 as the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, 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

Mr. Adams presented Resolution 2023-14.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: First Tuesday of each month

TIME: 1:00 PM

LOCATION: 2639 Professional Circle #101, Naples, Florida 34119

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-15.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Adams stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, the Report will be prepared and submitted when necessary.

T. Waiver of Conflict of Interest

Mr. Urbancic presented the Waiver of Conflict of Interest acknowledging that Coleman, Yovanovich & Koester, PA currently and/or previously represented Stock Development, LLC, and its affiliates and related entities in various matters.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Waiver of Conflict of Interest, was approved.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2023-16, Designating a Public Depository for Funds of the Caymas Community Development District and Providing an Effective Date

Mr. Adams presented Resolution 2023-16.

On MOTION by Mr. Boylan and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the Caymas Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Adams presented Resolution 2023-17.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets, which are both Landowner-funded, with expenses being funded as they are incurred.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 3, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Mr. Adams presented the Budget Funding Agreements.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, were approved.

C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

Mr. Adams presented Resolution 2023-19.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-20.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2023-21.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2023-22.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Adams presented Resolution 2023-23.

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Adams presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: FMSbonds, Inc.

Mr. Adams presented the FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the FMSbonds, Inc., Agreement for Underwriter and Rule G-17 Disclosure, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A

Mr. Adams presented Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Adams presented the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar. The following change was made:

Addressee:: Change “Caymas Rotonda” to “Caymas”

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar, as amended, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Adams presented Resolution 2023-24.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of September 5, 2023 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Ms. Larocque presented the Master Engineer's Report dated August 1, 2023, which describes the CDD's Capital Improvement Plan (CIP). He noted the following:

- The CDD currently consists of approximately 767.68 acres
- 445 single-family dwelling units are planned.
- The total CIP cost estimate, which includes a 15% contingency, is $43,723,182.88.

Ms. Larocque stated a secondary emergency access point that is part of the project but not part of the CIP will go through the David Torres parcel located just to the south of the CDD's Lido parcel, as indicated on the map. This will be added as an access point for emergency egress only; it will be noted that it is not part of the CIP, and the Report will be recirculated.

Mr. Urbancic noted that some extraneous exhibit references in the Table of Contents were removed in the updated Report.

> **On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Master Engineer's Report dated August 1, 2023, in substantial form and with the edits noted, was approved.**

E. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented the Master Special Assessment Methodology Report dated August 1, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and Appendix Tables. He noted the following:

- The current Development Plan anticipates 445 single-family residential units.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of $60,145,000 to finance approximately $43,723,182.88 in CIP costs, as reflected in the Engineer's Report.

Discussion ensued regarding possible changes to the lot sizes listed in Table 4.

Mr. Adams stated the lot sizes can be changed from exact measurements to ranges or changed to "100' and over."

> **On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the Master Special Assessment Methodology Report dated August 1, 2023, in substantial form, was approved.**

F. Resolution 2023-25, Declaring Special Assessments; Indicating The Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the

Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date

Mr. Urbancic presented Resolution 2023-25.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, Resolution 2023-25, Declaring Special Assessments; Indicating The Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.

G. Resolution 2023-26, Setting a Public Hearing to be Held at Offices of Stock Development, 2639 Professional Circle #101, Naples, Florida 34119 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Caymas Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-26, Setting a Public Hearing to be Held on October 3, 2023 at 1:00 p.m., at Offices of Stock Development, 2639 Professional Circle #101, Naples, Florida 34119 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Caymas Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.

H. Resolution 2023-27, Authorizing the Issuance of Not to Exceed $60,145,000 Caymas Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Urbancic presented Resolution 2023-27, which accomplishes the following:

- Authorizes issuance of not to exceed $60,145,000 aggregate principal amount of bonds.
- Appoints US Bank Trust Company, NA, as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not to Exceed $60,145,000 Caymas Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, in substantial form, was adopted.

CONSTRUCTION RELATED ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Construction Related Items:**

A. Acquisition Agreement

Mr. Urbancic presented the Acquisition Agreement.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the Acquisition Agreement, in substantial form, was approved.

B. Resolution 2023-28, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities from the Developer, SD San Marino, LLC, and Authorizing the Conveyance of Such Potable Water and Wastewater Utility Facilities to Collier County; Authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, PA

B. District Engineer (Interim): Atwell, LLC

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

There were no Staff reports.

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 10:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/~~Assistant Secretary~~

____
Chair/Vice Chair