

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caymas Community Development District held a Continued Regular Meeting on March 15, 2024 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present at the meeting were:

Erica Lolli	Chair
Drew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Jackie Larocque	District Engineer
Cynthia Wilhelm	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Lolli, Kowalczyk and Boylan were present. Supervisors Johnson and Reiser were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

Ms. Larocque presented the First Supplemental Engineer's Report dated March 15, 2024. The Capital Improvement Plan (CIP) for Assessment Area One consists of 287 platted units for a total estimated cost of \$26,510,411.27.

FOURTH ORDER OF BUSINESS**Presentation of Supplemental Special Assessment Methodology Report**

Mr. Adams presented the First Supplemental Special Assessment Methodology Report dated March 15, 2024. He discussed the pertinent data including the development program, the CIP, the financing program, the Assessment Methodology, Equivalent Residential Unit (ERU) values, lienability test and True-Up mechanism. He reviewed the Appendix Tables at the end of the report.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Delegating to the Chairman of the Board of Supervisors of Caymas Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Caymas Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area One), As a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing The Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary

Limited Offering Memorandum And Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area One Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2024-06, which is also known as the “Delegation Resolution, which accomplishes the following:

- Delegates authority to the Board Chair to enter into a Bond Purchase Contract (BPC) so long as the terms of the purchase contract are within the specified parameters.
- Approves, in substantial form, certain forms of documents that are needed in order to market, price and sell the bonds, including the BPC, the Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum (PLOM) and the Continuing Disclosure Agreement.

Ms. Wilhelm reviewed the parameters set forth on Schedule I.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, Resolution 2024-06, Delegating to the Chairman of the Board of Supervisors of Caymas Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Caymas Community Development District Capital Improvement Revenue Bonds, Series 2024
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(Assessment Area One), As a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing The Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum And Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of, the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area One Project; and Providing an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Coleman, Yovanovich & Koester, PA
- B. District Engineer: Atwell, LLC

There were no reports from District Counsel or the District Engineer.

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

- NEXT MEETING DATE: April 2, 2024 at 1:00 PM
 - QUORUM CHECK

The next meeting will be held on April 2, 2024.

Ms. Wilhelm stated there will also be a pre-closing after the April 2, 2024 meeting, wherein all the documents for the bond closing can be executed after the meeting.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

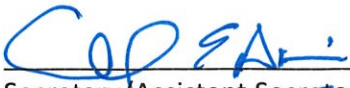
No members of the public spoke.

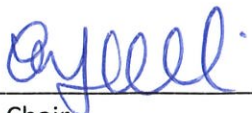
NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Boylan and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 1:14 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair