

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caymas Community Development District held a Regular Meeting on April 2, 2024 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present were:

Erica Lolli	Chair
Drew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Andrew Reiser	Assistant Secretary
Chris Johnson	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Wilis	Wrathell, Hunt and Associates, LLC
Greg Urbancic (via telephone)	District Counsel
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, Boylan and Reiser were present. Supervisors Johnson was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of First Supplemental
Engineer's Report (for informational
purposes)**

Mr. Adams stated that, since it was last presented, there were no substantive changes made to the First Supplemental Engineer's Report dated March 15, 2024.

It was noted that Ms. Larocque updated the Legal Description to correct specific lots that were not identified correctly.

FOURTH ORDER OF BUSINESS**Presentation of Final First Supplemental Special Assessment Methodology Report (for informational purposes)**

Mr. Adams stated that the Final First Supplemental Special Assessment Methodology Report dated March 21, 2024 sets the final numbers after pricing the bonds and the final assessments shown on Table 7, which outlines the final annual assessment levels per unit, per product type.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the First Supplemental Engineer's Report for the Caymas Community Development District Prepared by Atwell, LLC and Dated March 15, 2024; Approving and Adopting the Caymas Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated March 21, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Caymas Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area One); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2024-08, which accomplishes the following:

- Sets the final assessment as a part of the final pricing of the bonds.

- Approve and adopts the First Supplemental Engineer's Report and the previously adopted Special Assessments and authorizes an update to the CDD's assessment records.
- Approves the adjustments in the Final District Engineer's Report related to the actual legal description.

Mr. Johnson joined the meeting via telephone at 1:04 p.m.

Mr. Urbancic stated that this is the final step in the assessment process, which brings down the final assessment levels on the various lots to what is described in the Assessment Methodology Report.

Mr. Adams stated that the only changes to the Final First Supplemental Special Assessment Methodology Report are the actual final numbers; it includes the proper legal description and the lien roll.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2024-08, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the First Supplemental Engineer's Report for the Caymas Community Development District Prepared by Atwell, LLC and Dated March 15, 2024; Approving and Adopting the Caymas Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated March 21, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Caymas Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area One); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Forms of Ancillary Financing Documents

Mr. Urbancic presented the following:

- A. Amended and Restated Acquisition Agreement**
- B. Lien of Record**
- C. Notice of Special Assessments**

- D. Declaration of Consent-SD San Marino
- E. Declaration of Consent-Pulte

On MOTION by Mr. Kowalczyk and seconded by Mr. Johnson, with all in favor, the Ancillary Financing Documents, including the Amended and Restated Acquisition Agreement, Lien of Record, Notice of Special Assessments, Declaration of Consent related to SD San Marino and the Declaration of Consent related to Pulte, and authorizing the Chair to execute, if necessary, were approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 29, 2024**

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of Minutes**

- A. March 5, 2024 Regular Meeting Minutes

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the March 5, 2024 Regular Meeting Minutes, as presented, were approved.

- B. March 15, 2024 Continued Regular Meeting Minutes

On MOTION by Mr. Lolli and seconded by Mr. Boylan, with all in favor, the March 15, 2024 Continued Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports**

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

Mr. Urbancic discussed new legislation that will require CDDs to establish performance measures, goals and objections on any services the CDD undertakes and evaluate them on an annual basis.

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: May 7, 2024 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on May 7, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

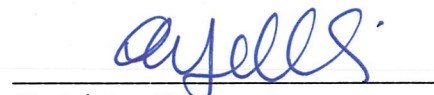
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lolli and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 1:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair