MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caymas Community Development District held a Regular Meeting on June 4, 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
Chris Johnson	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Jackie Larocque	District Engineer

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 Johnson were present. Supervisor Reiser was not present.

SECOND ORDER OF BUSINESS | **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS | **Consideration of Resolution 2024-09, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-09. He reviewed the proposed Fiscal Year 2025 budget and stated the General Fund has been revised from the version in the agenda packet. An adjustment was made to the Landowner contribution, which reduced the assessment to the on-roll units. The contribution is a derivative of spreading the cost over all of 457 units, minus the actual cost of collection, which will be directly billed to the Landowner, to the extent that the funds are utilized or needed. If costs are not incurred, the contribution will be reduced through deficit funding. There is also a component for “Field management services” that will be performed by Mr. Shane Willis from Management’s office.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2024-09, Approving a Proposed Budget for Fiscal Year 2024/2025, in its most recent form, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2024 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.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

On MOTION by Mr. Johnson and seconded by Mr. Reiser, with all in favor, Resolution 2024-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Authorization to Join Plat to Accept Dedications**

Mr. Urbancic presented the Authorization to Join the Plat to Accept Dedications. He stated the first phase of the plat did not have dedications to the CDD, some of those are being assigned in accordance with requisitions and property cleanup will be done by the Developer over time. Going forward, the CDD will be on the plat. It is important to understand what the dedications are from an operational standpoint; consequently, Mr. Adams will meet with the Developer team to know what the budget implications might be going forward.

Mr. Urbancic recommended approval of the authorization to join the plat for purposes of accepting the dedications thereon and authorizing the Chair to execute.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the Authorization to Join the Plat to Accept Dedications, and authorizing the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

The financials were accepted.

SEVENTH ORDER OF BUSINESS **Approval of April 2, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kowalczyk and seconded by Mr. Boylan, with all in favor, the April 2, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH 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: July 2, 2024 at 1:00 PM**
  - **QUORUM CHECK**

Mr. Adams stated the July 2, 2024 meeting will likely be cancelled; if so, the next meeting will be August 6, 2024, wherein the Board will adopt the Fiscal Year 2025 budget, a Deficit Funding Agreement with the Developer and a Maintenance Agreement with the HOA.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, the meeting adjourned at 1:09 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair