

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caymas Community Development District held Public Hearings and a Regular Meeting on September 5, 2024 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present were:

Erica Lolli
Drew Kowalczyk
Bryan Boylan
Chris Johnson
Andrew Reiser

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Meagan Magaldi
Jackie Larocque

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:03 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending

September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-11. He reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Approximately \$238,000 is budgeted for Field Operations. Revenues are comprised of on-roll assessments and Landowner contributions.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

Ms. Lolli asked if the Fiscal Year 2025 on-roll \$728.61 per unit O&M assessment amount includes the cost of collection. Mr. Adams replied affirmatively; the amount shown includes the 4% early pay discount and the 2% and 3% Property Appraiser and Tax Collector fees, respectively.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2024-12, Providing for Funding for the FY 2024-25 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon;

**Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll;
Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-12, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, Resolution 2024-12, Providing for Funding for the FY 2024-25 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2025 Deficit
Funding Agreement**

Mr. Adams presented the Fiscal Year 2025 Deficit Funding Agreement.

On MOTION by Mr. Boylan and seconded by Ms. Lolli, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Facilities Operation and
Maintenance Agreement**

Mr. Adams presented the Facilities Operation and Maintenance Agreement, which takes into consideration some of the items that the Master Association maintains within the CDD gates and which the CDD maintains outside the gates, to achieve economies of scale. The Master Association will assume responsibility for maintaining items such as exterior landscape buffer and perimeter walls that they address inside the gates. Exhibits A and B, the list of CDD improvements and the map showing the locations, will be added.

On MOTION by Mr. Kowalczyk and seconded by Mr. Boylan, with all in favor, the Facilities Operation and Maintenance Agreement, in substantial form and subject to Staff review and approval of Exhibits, and authorizing the Chair or Vice Chair to execute, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property [SD San Marino, LLC]**

Mr. Adams and Ms. Magaldi presented the Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property.

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2024**

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of June 4, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, the June 4, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH 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: October 1, 2024 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on October 1, 2024, unless canceled.

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

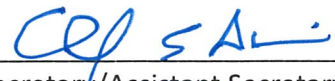
In response to a Board Member's question regarding the annual District Engineer's inspection that is noted on the checklist, Mr. Adams stated the quick review will likely necessitate the filing of a short memorandum.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

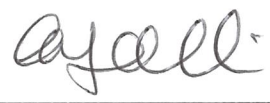
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, the meeting adjourned at 1:20 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair