

**MINUTES OF MEETING
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kelly Park Community Development District held a Special Meeting on November 14, 2023 at 1:30 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

Present at the meeting were:

Seth Bennett	Chair
Quint "Robert" Noordstar	Vice Chair
Alex Gross	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra	Kutak Rock LLP
Ashton Bligh (via telephone)	Bond Counsel
Marc Stehli	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:30 p.m.

Supervisors Bennett, Noordstar and Gross were present. Supervisor Avelli and Supervisor-Appointee Taryn Galvin were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor, Taryn Galvin [SEAT 3] (the following will be provided in a separate package)

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**

These items were deferred.

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

The Reports in the Fourth and Fifth Orders of Business are exhibits to Resolution 2024-01 and will be approved in substantial form to use in connection with the sale of the bonds.

Mr. Stehli stated the First Supplemental Engineer's Report dated October 25, 2023 identifies Assessment Area One and the associated Capital Improvement Plan (CIP) costs; it includes minor changes from the Engineer's Report that was approved in substantial form at the last meeting.

FIFTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Torres stated that the First Supplemental Special Assessment Methodology Report dated October 25, 2023 identifies \$8,020,000 as the new Series 2023 estimated principal amount of bonds, which comprises Phases 1A and 1B.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Amending and Supplementing Resolution No. 2023-07 to Amend Certain Provisions of Sections 1 and 5 Thereof Relating to the Conditions for the Issuance of Its Kelly Park Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One Project) (the "Series 2023 Bonds") Ratifying and Confirming All

Actions Heretofore Taken Relating to the Sale of the Series 2023 Bonds; Providing for Incidental Action; and Providing an Effective Date

Ms. Bligh presented Resolution 2024-01 in which Sections 1 and 5 were updated to reflect that the not-to-exceed amount of bonds authorization went from \$7 million to \$8.5 million to accurately reflect the development and financing costs for the Assessment Area One project.

Ms. Bligh noted the most recent version of Resolution 2024-01 was emailed late last week but is not in the agenda. The updated Resolution reflects a Schedule I Probable Cost Table taken from the First Supplemental Engineer's Report and the date to the First Supplemental Special Assessment Methodology Report.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-01, Amending and Supplementing Resolution No. 2023-07 to Amend Certain Provisions of Sections 1 and 5 Thereof Relating to the Conditions for the Issuance of Its Kelly Park Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One Project) (the "Series 2023 Bonds") Ratifying and Confirming All Actions Heretofore Taken Relating to the Sale of the Series 2023 Bonds; Providing for Incidental Action; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2023 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Ligas presented Resolution 2024-02, which restates the Supplemental Assessment Resolution to reflect the same changes made in the prior Resolutions.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2023 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, 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

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2024-03, 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, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item is being tabled until the Clubhouse is constructed.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item is being tabled until the Clubhouse is constructed.

ELEVENTH ORDER OF BUSINESS**Consideration of Kelly Park Road Segment 1-2 and Mass Grading Project Assignment and Acquisition Docs**

- A. Developer's Affidavit Regarding Assignment of Contract**
- B. Assignment of Site Work Agreement and Acquisition of Completed Work to Date**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Developer's Affidavit Regarding Assignment of Contract for Kelly Park Road Segment 1-2 and Mass Grading Project and the Assignment of Site Work Agreement and Acquisition of Completed Work to Date, were approved.

TWELFTH ORDER OF BUSINESS**Ratification of Item(s)**

- A. Cost Share Agreement (Kelly Park Segment 1-2 and Mass Grading Project)**
- B. Construction Funding Agreement (Kelly Park Segment 1-2 and Mass Grading Project)**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Cost Share Agreement for Kelly Park Segment 1-2 and Mass Grading Project and the Construction Funding Agreement for Kelly Park Segment 1-2 and Mass Grading Project, were ratified.

- C. Poulos & Bennett, LLC Amendment 2 to District Engineer's Agreement**

Mr. Bennett abstained from voting on this matter due to a conflict of interest. Mr. Bennett's executed Conflict of Interest Form 8B is on file with District Management.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with Mr. Gross and Mr. Noordstar in favor and Mr. Bennett abstaining, Poulos & Bennett, LLC Amendment 2 to the District Engineer's Agreement, was ratified.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of September 30, 2023**

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Poulos & Bennett, LLC**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: December 13, 2023 at 11:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on December 13, 2023 at 11:00 a.m., unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

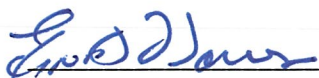
Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 1:42 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair